

Deed Record, No. 78, Madison County, Iowa

ACRES-BLACKMAR CO., BURLINGTON, 23057

Bain R. Hiatt, Admr

#2341

Filed for record the 16 day of May
A.D. 1942 at 1:20 o'clock P.M.

To

Fee \$.80

L. A. Hamand

 Pearl E. Shetterly, Recorder
 FILED MAY 16 1942 COMPARED 14-577
 Rex V. Johnson Clerk of District Court
ADMINISTRATOR'S DEED-Private Sale

KNOW ALL MEN BY THESE PRESENTS: That Whereas, On the 31st day of January A.D. 1942 Bain R. Hiatt, as Administrator With Will Annexed of the estate of Noah W. Hiatt late of the County of Madison Within the State of Iowa now deceased, filed his petition in the District Court of Iowa, within and for the County of Madison against Versa R. Hamand and Bain R. Hiatt heirs-at-law of said decedent, praying for an order of said Court, directing him to make sale of the real estate of said decedent, to-wit:

 4-27-42
 U. S. REVENUE TAX \$ 2.25
 Affixed and Cancelled

Commencing 50 rods North of the Southeast Corner of Section 10 in Township 74 North of Range 27, West of the 5th P.M., thence West to the East line of the right-of-way of the Chicago, St. Paul & Kansas City Railway, thence North along the East line of said right-of-way to a point 15 rods East of the Northwest corner of the Northeast Quarter of the Southeast Quarter of said Section 10, thence East 49 rods, thence South 40 rods, thence East 16 rods, thence South to the place of beginning; all in Section 10, Township 74 North, of Range 27, West of the 5th P.M., Iowa,

AND WHEREAS, It appearing to the Court that a sale of said real estate was necessary for the payment of the debts of said decedent's estate, it was by said Court ordered, adjudged and decreed that the said Administrator With Will Annexed proceed to make sale of said real estate aforesaid, at private sale, at not less than the appraised value thereof; and having sold said premises to L. A. Hamand for the sum of Eighteen Hundred and no/100 DOLLARS, which sum was above the appraised value thereof; and said sum having been paid by the said L. A. Hamand and whereas, the said Court afterwards approved and confirmed the sale, ordered the said Administrator With Will Annexed to make and execute a deed to the said L. A. Hamand for said premises, according to the statute in such case made and provided:

NOW THEREFORE, I, Bain R. Hiatt, as Administrator With Will Annexed of the estate of Noah W. Hiatt, deceased, as aforesaid, in consideration of the sum of Eighteen Hundred and no/100 DOLLARS, to me in hnd paid, the receipt whereof is hereby acknowledged, and by virtue of the powers in me vested by law, and by order of said Court, do hereby grant, bargain, sell and convey unto the said L. A. Hamand the real estate aforesaid, with all and singular the appurtenances thereunto belonging. To have and to hold the same unto the said L. A. Hamand his heirs and assigns forever.

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IN TESTIMONY WHEREOF, I Bain R. Hiatt, as such Administrator With Will Annexed have here-
unto set my hand and seal this 27th day of April A.D 1942.

(Notarial Seal)

Bain R. Hiatt Administrator With Will Annexed
of the estate of Noah W. Hiatt, Deceased

STATE OF IOWA, Madison County, ss.

BE IT REMEMBERED, That on the 27th day of April A.D. 1942 before the undersigned Charles
D. Van Werden, a Notary Public within and for Madison County, Iowa, personally appeared Bain
R. Hiatt of St.Charles, Iowa, Administrator With Will Annexed of the estate of Noah W.
Hiatt deceased, to me personally known to be the identical person, whose name is subscribed
to the foregoing deed as grantor, and acknowledge the same to be his voluntary act and deed,
and that he executed the same for the purposes therein mentioned.

WITNESS my hand and Notarial seal the last day above written.

(Notarial Seal)

APPROVAL AND CONFIRMATION

STATE OF IOWA, Madison County, ss.

Charles D Van Werden Notary Public
in and for Madison County, Iowa

In the District Court of Said County:

I, Rex V. Johnson Clerk of the District Court in and for Madison County, Iowa, do hereby
certify that the foregoing deed executed by Bain R. Hiatt, Administrator With Will Annexed,
as stated herein, to L. A. Hamand having been by the said Administrator With Will Annexed
returned into Court for approval, and it appearing to the Court that the said Administrator
With Will Annexed has complied with all the requirements of the law and of this Court in
making such sale and conveyance, it was therefore ordered that the said sale and the foregoing
deed of conveyance be and the same were on the 27 day of April A.D. 1942, approved by said /
Court.

WITNESS my hand and the seal of said Court hereto affixed, this 16th day of May A.D. 1942.

(DISTRICT COURT SEAL)

COMPARED

Rex V Johnson
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Clerk District Court
Deputy