

Deed Record, No. 66.

Koch Brothers, Inc. Des Moines 1926

A. B. Shriver, Sole Referee)
to (Referees deed
Chester Robert Buchanan)
#727

Filed for record the 11th day of March A. D.
1925 at 3:30 o'clock P.M.
Gladys B. DeVault, Recorder.
Paul Lucas. Deputy.

Fee \$.70 ✓

Know all Men by these Presents:

That Whereas, in an action of Partition in the District Court of Madison County, Iowa, wherein Margret Jones and Agness Holmes were plaintiffs and Frank P. Pickens, Nellie Pickens, Walter J. Pickens Anna Cline, Caroline Lathrum and others, were defendants, it was, on the 15th day of February 1924 in pursuance of law ordered and decreed by said Court that the real estate hereinafter described be sold on the following terms, to-wit: ten per cent of the sale in cash on the day of Sale, and the balance in cash on the first day of March 1925 when a Referees deed and abstract of title was to be delivered to the purchaser.

And Whereas, the undersigned, A. B. Shriver as sole Referee was then by said Court duly appointed sole referee to make such sale;

And Whereas, in pursuance of such order and decree, the said referee caused four weeks notice of the time and place of said sale to be given by posting up three Type Written notices thereof at three public places in said Madison County, Iowa, one of which was at the Court House, where the last District Court was held, and by causing two publications thereof to be made in the Winterset Madisonian a newspaper printed in said County, immediately before the day of sale;

And Whereas, the said referee, in pursuance of said order and decree, and notice of sale, did on the 24th day of October 1924 at the hour of 2 o'clock in the after-noon of said day, at the place designated by said notice, to-wit: on lands sold, expose and offer for sale, at public auction, the real estate in said decree and hereinafter described, and did then and there, in conformity with the requirements of the law and the decree of said Court, sell at public auction to Chester Robert Buchanan said real estate for the sum of Five Thousand Eight Hundred DOLLARS, he being the highest and best bidder therefor;

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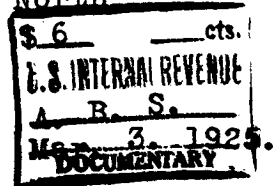
And Whereas, the said Chester Robert Buchanan has complied with the terms of said sale, and of his bid, and has paid to said Referee the sum of money so bid as aforesaid;

And Whereas, the said Court, on the 3rd day of December 1924, approved and confirmed said sale, and by proper order directed said referee to execute to the purchaser aforesaid a conveyance, in due form of law, for said real estate;

Now, Therefore, in consideration of the premises, and the said sum of Five Thousand Eight Hundred Dollars, paid as aforesaid, and in accordance with law and obedience to the order of said Court I, A. B. Shriver as sole referee aforesaid, do hereby SELL AND CONVEY to the said Chester Robert Buchanan the following described real estate, to-wit:

The South West Quarter of the South East Quarter and the South East Quarter of the South East Quarter of Section Thirty-five (35) in Township Seventy five (75) North in Range Twenty Six (26) West of the 5th P.M. Iowa.

To Have and To Hold the same as fully and absolutely as I might and could, by virtue of the premises, sell and convey the same.



Witness my hand this 2nd day of March 1925.

A. B. Shriver, Sole Referee.

STATE OF IOWA, Madison County, ss: I, J. P. Steele, a Notary Public with ⁱⁿ and for said County, do hereby certify that on this day before me personally came A. B. Shriver as sole Referee who was to me personally known to be the identical persons whose name is signed to the foregoing instrument as grantor, and acknowledged the execution of the same to be his voluntary act as referee as therein set forth.

In Testimony Whereof, I have hereunto set my hand and affixed my Notarial Seal this 2nd day of March 1925.

J. P. Steele,
Notary Public in & for Madison County, Iowa.



STATE OF IOWA, Madison County, ss: In The District Court, The foregoing deed of conveyance being by said referee this day returned into Court for approval, and it appearing that he has complied with the requirements of law and ^{the} orders and decrees of this Court in making the sale and conveyance, it was ordered that said sale, and conveyance be, and they are hereby, approved and confirmed, and by direction of said Court the same is hereon endorsed..

Witness my hand and the seal of said Court, this 11th day of March, 1925.

(District Court Seal)

Minnie A. Tyer, Clerk.