

W. H. Williams, Trustee

to

J. E. Clark

#1381  
Fee \$1<sup>00</sup> ✓

TRUSTEE'S DEED

Filed for record the 30 day of  
April, A. D., 1928, at 10:25 o'clock  
A. M.

Gladys B. DeVault, Recorder,  
Ercell M. Knott, Deputy.

KNOW ALL MEN BY THESE PRESENTS:

That whereas, on the 30th day of June, 1927, Evalena M. J. Sulgrove was duly adjudged bankrupt by the District Court of the United States for the Southern District of Iowa, Central Division, and that W. H. Williams of Earlham, Iowa, was duly appointed and qualified as trustee of the estate of the said Evalena M. J. Sulgrove in bankruptcy, and is now acting as said trustee, and on the 6th day of February, 1928, said trustee filed a certain petition in said District Court of the United States for the Southern District of Iowa, Central Division, praying among other things, for an order of sale of certain real estate therein mentioned and hereinafter described.

And Whereas, proceedings were had on said petition in accordance with the bankruptcy laws of the United States in such case made and provided, and the petition coming on for hearing, of which hearing the creditors waived ten days notice, it was ordered that the said trustee be authorized to sell the portion of the bankrupt's estate specified in his petition and hereinafter described, by auction, keeping an accurate account of the property sold and the price received therefor, and to whom sold, and on the same day in pursuance of said order and judgment, an order of sale of said real estate therein described, was issued out of said court under the seal thereof to said W. H. Williams, Trustee of the estate of Evalena M. J. Sulgrove in bankruptcy, as aforesaid, directed, commanding him to execute the said order, and of the same, together with his proceedings thereon, to make due return to said court.

## Deed Record, No. 66.

Koch Brothers, Inc., Des Moines 19376

And Whereas, said W. H. Williams, trustee of the estate of Evalena M. J. Sulgrove in bankruptcy, returned said order of sale to said court as commanded with the proceedings thereon, stating in substance that in obedience to said order he duly advertised the real estate therein described for sale for two consecutive weeks before the day of sale in the Winterset Madisonian, a newspaper printed and of general circulation in said Madison County, State of Iowa, stating in said notice, the time, place and terms of said sale, and on the 25th day of February, 1928, he attended at the place named for the sale, and at the hour of 11:00 o'clock A. M. he offered said real estate (hereinafter described) for sale, when J. E. Clark bid to pay for the same the sum of Six Hundred Thirty (\$630.00) dollars, being the highest and best bid that was offered, he then and there sold the same to said J. E. Clark for that sum.

And Whereas, on the 13th day of April, A. D., 1928, the said court having examined the proceedings of said sale, aforesaid, under said order of sale, and heard the evidence on the objection to the report of sale filed in said cause on April 4, 1928, by Evalena Sulgrove, and by Everett Sulgrove and Nell M. Sulgrove, and after hearing said objections, it appearing to the court that said sale was in all respects legally made, the said W. H. Williams, trustee, as aforesaid, shall execute and deliver a proper deed to the purchaser of the real estate so sold.

All of which will more fully appear by the records of said court, to which reference is here made.

Now, therefore, I, the said W. H. Williams, trustee of the estate of Evalena M. J. Sulgrove, in bankruptcy, aforesaid, by virtue of said order of sale, sale and confirmation, and of the statute in such cases made and provided, and of the powers vested in me and for and in consideration of the premises, and the sum of Six Hundred Thirty (\$630.00) Dollars, paid, or secured to be paid to me by the said J. E. Clark, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell and convey to the said J. E. Clark, her heirs and assigns forever, the following real estate situated in the county of Madison, in the state of Iowa,;

The Northeast Quarter of the Southeast Quarter and the East 48 acres of the South Half of the Southeast Quarter of Section Four (4), and the North Half of the Northeast Quarter (except school house site) of Section Nine (9), all in Township Seventy-six (76) North, Range Twenty-nine (29), West of the 5th P. M., Madison County, Iowa, excepting therefrom the bankrupt's homestead, more particularly described as follows, to-wit: Commencing at a point 96 feet South of the Southeast corner of the dwelling house located upon the East Half of the Southeast Quarter of Section Four (4), Township Seventy-six (76) North, Range Twenty-nine (29), West of the 5th P. M., Madison County, Iowa, thence West 365 feet to the West line of the East Half of the Southeast Quarter of said Section Four (4), thence North 1340 feet, thence East 1300 feet, thence South 1340 feet, thence West to the place of beginning. Subject to the right of the tenant in possession, one Lester Sulgrove, who is to pay as rent for said land up to March 1, 1929, the interest one year upon the mortgages now on said land and the taxes against said land for one year, being all interest and taxes on said land due in the year 1928.

To have and to hold said premises, with all the privileges and appurtenances thereto belonging, to the said J. E. Clark, her heirs and assigns forever, as fully and completely as the said W. H. Williams as such trustee in bankruptcy, by virtue of said order of sale, sale, and confirmation, and of the statute made and provided for such cases, might or should sell and convey the same.

In witness whereof, the said W. H. Williams, as such trustee, has hereunto set his hand, this 17 day of April, A. D., 1928.

W. H. Williams  
Trustee of the Estate of Evalena  
M. J. Sulgrove, in Bankruptcy.

STATE OF IOWA

) ss:  
County of Madison

BE IT REMEMBERED, that on this 17 day of April, A. D., 1928, before me, the subscriber, a Notary Public, in and for said County, personally came the above named W. H. Williams, as trustee of the estate of Evalena M. J. Sulgrove, in bankruptcy, the grantor, in the foregoing deed, and acknowledged the signing of the same to be his voluntary act and deed as such trustee for the uses and purposes therein mentioned.

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Koch Brothers, Inc., Des Moines 1976

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

(Notarial Seal)

Grace D. Maloney  
Notary Public in and for  
Madison County, Iowa.

IN THE DISTRICT COURT OF THE UNITED STATES,  
SOUTHERN DISTRICT OF IOWA.

STATE OF IOWA  
Polk County ) ss:

The within and foregoing deed of conveyance executed by W. H. Williams, as Trustee of Evalena M. J. Sulgrove, a bankrupt, as therein stated, being by said Trustee this day returned into Court for approval, and it appearing to said Court that said deed, together with the proceedings under which the same was made is in due form of law, it is, therefore, ordered by the Court that said sale and conveyance be, and they are hereby expressly approved and allowed.

WITNESS my hand and seal of the District Court of the United States, Southern District of Iowa, affixed, this 26 day of April, A. D., 1926.

(No seal)

Frank J. Comfort  
Referee in Bankruptcy of the District  
Court of the United States.