

Deed Record, No. 59.

I.E.Holmes Referee) Filed for record the 19th day of Feb A.D.1917, at 1:57 o'clock P.M.
to Jeannette E.Beck.Recorder.
H.Deitrick) Referee Deed.

Fee, \$.90
457

Know all men by these Presents, That Whereas, in an action of Partition in the District Court of Madison County, Iowa, wherein Mettie Abegg was plaintiff, and Nettie Glass et al defendants, it was, on the 3rd day of May A.D.1916, in pursuance of law, ordered and decreed by said Court, that the real estate hereinafter described be sold at either public or private sale.

And Whereas, the undersigned, I.E.Holmes was then, by said Court, duly appointed referee to make such sale;

And Whereas, the said referee, in pursuance of said order and decree, did, on the 15th day of September A.D.1916, offer for sale at private sale 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 private sale, to H.Deitrick said real estate for the sum of Twenty Thousand Dollars, he being the highest and best bidder therefor;

And Whereas, the said H.Deitrick has complied with the terms of said sale and of his bid,

And Whereas, the said Court, on the 4th day of October A.D.1916., approved and confirmed said sale, and by proper order directed said referees 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 Twenty Thousand Dollars, having been paid as provided in contract of purchase and in accordance with law, and obedience to the order of said Court, I, I.E.Holmes sole referee aforesaid, do hereby sell and convey to the said H.Deitrick the following described real estate, to-wit:

South West Quarter (SW $\frac{1}{4}$) of the North East Quarter (NE $\frac{1}{4}$), and the North West Quarter (NW $\frac{1}{4}$), and the North West Quarter (NW $\frac{1}{4}$) of the South East Quarter (SE $\frac{1}{4}$), and the South Twelve (12) acres of the North Seventeen & One half (17 $\frac{1}{2}$) acres of the North East Quarter (NE $\frac{1}{4}$) of the South East Quarter (SE $\frac{1}{4}$), all in Section Twenty One (21), Township Seventy Four (74) North, Range Twenty Six (26) West of the 5th P.M.

To have and to hold the same as fully and absolutely as we might and could, by virtue of the premises, sell and convey the same. Witness my hand this 12 day of February 1917.
I.E.Holmes, Sole Referee

State of Iowa, Madison County, SS. I, Leo Percival a Notary Public within and for said County, do hereby certify that on this day before me personally came I.E.Holmes who is to me personally known to be the identical person whose names 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 seal this 12 day of February 1917.
Leo Percival

Notary Public for Madison County, Iowa.

State of Iowa, Madison County, SS. In District Court. The foregoing deed of conveyance being by

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said referees this day returned into Court for approval, and it appearing that they have 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 14th day of February 1917.

D.M.Griswold.Clerk
(District Court seal)