

Deed Record, No. 59.

A.O.Hawkin, Executor) Filed for record the 16th day of Mar A.D.1917, at 4:20 o'clock P.M.
to Jeannette E.Beck.Recorder.
A.L.Armstrong et al) Executor's deed Fee, \$.80
1398

Know all Men by these Presents :That,Whereas one,A.A.Hawkins,died testate in Madison County, Iowa,on the 19th day of March,A.D.1915;and whereas,the last will and testament of the said A.A. Hawkins was on the 10th day of May,A.D.1915,duly admitted to probate in the District Court of the State of Iowa in and for Madison County;and whereas,the undersigned,A.O.Hawkins,was by said last will and testament duly appointed executor thereof and was thereby fully authorized and empowered to sell at private sale and to convey the following described real estate situated in Madison County,Iowa,to-wit:The South West Quarter ($\frac{1}{4}$) of Section Twenty four (24) in Township Seventy seven (77) North,of Range Twenty nine (29)West of the 5th P.M.Iowa;and whereas, the undersigned as such executor did sell the said real estate at private sale to A.L.Armstrong and Arthur Black for the sum of Thirty Thousand Four Hundred (30400) Dollars;and whereas,said sale was on the 19th day of December,A.D.1916,duly approved and confirmed by the said court and the undersigned as such executor was by said court authorized and directed to execute a deed conveying said real estate to the said purchasers:

Now,Therefore,I,A.O.Hawkins,as executor of the last will and testament of the said A.A.Hawkins,deceased,in consideration of the sum of Thirty Thousand Four Hundred Dollars to me in hand paid by the said purchasers,the receipt of which is acknowledged,and by virtue of the powers in me vested by law and the authority conferred on me by said last will and testament and in accordance with the orders of said court,do hereby grant,sell and convey unto the said A.L.Armstrong and Arthur Black the said real estate,to-wit:The South West Quarter ($\frac{1}{4}$) of Section Twenty four (24) in Township Seventy seven (77) North,of Range Twenty nine (29) West of the 5th P.M.Iowa;to have and to hold the same with all the appurtenances thereunto belonging to the said A.L.Armstrong and Arthur Black,their heirs and assigns forever.

Witness my hand this 15th day of February A.D.1917.

A.O.Hawkins
Executor of the last will and testament of
A.A.Hawkins,deceased.

State of Iowa, Madison County, SS. Be it remembered that on this 15th day of February, A.D.1917, before the undersigned, Sam C. Smith, a notary public within and for said county, personally appeared A.O. Hawkins, to me personally known to be the identical person named in and whose name is affixed to the foregoing executor's deed as grantor as such executor, and acknowledged the execution thereof to be his voluntary act and deed for the purposes therein expressed.

Witness my hand and notarial seal on the date last above written.

Sam C. Smith

NOTARIAL
SEAL

Notary Public

State of Iowa, Madison County, SS. In the District Court of said County, I, D.M. Griswold, Clerk of the District Court in and for said County, do hereby certify that the foregoing deed executed by A.O. Hawkins as Executor of the last will and testament of A.A. Hawkins, deceased, as stated

Deed Record, No. 59.

ACRES, BLACKMAR & CO. BURLINGTON—1918

therein, to A.L. Armstrong and Arthur Black, having been by the said executor returned into court for approval, and it appearing to the court that the said executor has complied with all the requirements of law and the orders of this court and the terms of said will 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 15th day of February, A.D. 1917, approved by said court.

Witness my hand and the seal of said court hereto affixed this 1st day of March A.D.

1917.

D.M. Griswold
Clerk of said Court.
By W.H. Vance Deputy. (District court seal)