

Deed Record, No. 59.

Eugene Wilson, Sole) Filed for record the 12 th day of Mar. A. D. 1917, at 4:10 o'clock P. M.	Jeannette E. Beck, Recorder.
Referee,		
to		
E. M. Kivett.		
) Referee's Deed.	#1290.
		\$.90

IN THE DISTRICT COURT OF IOWA IN AND FOR MADISON COUNTY. THIS INDENTURE MADE, this 6th day of February, A. D. 1917, between Eugene Wilson, sole referee, party of the first part, and E. M. Kivett, party of the second part, WITNESSETH: THAT WHEREAS, in an action of partition in the District Court of the State of Iowa, in and for Madison County, wherein F. M. Gibson, et al were plaintiffs, and Cora Griswolds, et al, were defendants the said party of the first part was on the 6th day of December A. D. 1916 duly appointed by said court as sole referee to make partition of the following described real estate, to-wit: The South Half of the South West Fractional Quarter of Section Six, in Township Seventy Four North, Range Twenty Nine West of the 5th P. M. Iowa, except a Cemetery Lot described as follows to-wit: (Beginning at the South East corner of the South East Quarter of the South West Quarter of Section Six, in Township seventy four North, Range Twenty Nine West of the 5th P. M. Iowa, running thence West Eleven Rods, thence North Eight Rods, thence East Eleven Rods, thence South Eight Rods to the place of beginning.) And it then and there having been made to appear to the Court that said property cannot be equitably divided into the requisite number of shares the said Court on the 6th day of December A. D. 1916 caused an order to be made directing said referee to sell said premises at private sale. And whereas on the 18th day of January A.D. 1917 the said referee did then and there sell said real estate to E. M. Kivett for the sum of Six Thousand Dollars, he being the highest and best bidder thereon, and that being the highest and best offer he was able to get for said real estate, said sale being at private sale. AND WHEREAS on the 6th day of February A. D. 1917 the said Court approved and confirmed said sale and by order directed the said referee, party of the first part, to execute to the party of the second part a conveyance in due form of law for said real estate so sold to him as aforesaid. NOW THEREFORE this indenture witnesseth that in consideration of the premises and the said Six Thousand Dollars so paid by the said party of the second part in conformity with the law, and in obedience with the orders of said court, I, the said Eugene Wilson, party of the first part do by these presents grant, sell and convey unto the said E. M. Kivett, party of the second part, and to his heirs and assigns forever, the real estate described as follows, to-wit: The South Half of the South West Fractional Quarter of Section Six, in Township Seventy Four North, Range Twenty Nine West of the 5th P. M. Iowa, except a Cemetery Lot described as follows, to-wit: (Beginning at the South East corner of the South East Quarter of the South West Quarter of Section Six, in Township Seventy-four North, Range Twenty Nine West of the 5th P. M. Iowa, running thence West Eleven Rods, Thence North Eight Rods, thence East Eleven Rods, thence South Eight Rods to the place of beginning.) To have and to hold the same to the party of the second part as fully and absolutely as the said party of the first part by virtue of the premises might and could sell the same. IN WITNESS WHEREOF I have hereunto set my hand the date first above written. Eugene Wilson, Sole Referee.

Deed Record, No. 59.

State of Iowa, Madison County, SS. BE IT REMEMBERED, that on the 6th day of February, A. D. 1917 before the undersigned, A. W. Wilkinson, a Notary Public in and for said County personally came Eugene Wilson, sole referee, to me personally known to be the identical person whose name is subscribed to the foregoing deed as referee and acknowledged the instrument to be his voluntary act and deed as referee for the purposes therein mentioned. Witness my hand and official seal the day and year above written.

A. W. Wilkinson,
Notary Public, Madison
County, Iowa.

NOTARIAL
SEAL

State of Iowa, Madison County, SS. IN DISTRICT COURT. The foregoing deed by said referee this day returned into Court for approval, and it appearing to the Court that he had complied with the requirements of law and the orders and decrees of this Court in making the sale and deed, it was ordered by the Court that said sale and deed be and the same were approved and confirmed, and by direction of said Court, the said approval is hereby certified and endorsed hereon by the undersigned. Witness my hand and seal this 6th day of February A. D. 1917.

D. M. Griswold, Clerk District Court.
By W. H. Vance, Deputy.

(District Court seal)