

Deed Record, No. 59.

J.E.Hamilton referee) Filed for record the 17th day of Mar A.D.1917, at 9:40 o'clock A.M.
to Jeannette E.Beck.Recorder.
R.H.Croft) Referee's deed. Fee, \$.90
1407

IN THE DISTRICT COURT OF IOWA IN AND FOR MADISON COUNTY.

This Indenture made this 6th day of February A.D.1917, between, J.E.Hamilton, sole referee,
party of the first part, and R.H.Croft party of the second part, Witnesseth:

That whereas in an action of partititon in the District Court of the State of Iowa, in and for
Madison County, wherein Cora Bishop, was plaintiff and Oscar R.Bishop et al, were defendants, the
said party of the first part was on the 6th day of October A.D.1915, duly appointed by said
court as sole referee to make partititon of the following described real estate, to-wit:

The North West Quarter of the South West Quarter ;and the South East Quarter of the South
West Quarter all in Section Eighteen, in Township Seventy Four North, Range Twenty Seven West of
the 5th, P.M.Iowa. And it then and there having been made to appear to the Court that said pro-
perty can not be equitably divided into the requisite number of shares the said court on the 6th
day of October A.D.1915, caused an order to be made directing said referee to sell the said
premises at private sale.

And whereas on the 1st, day of May A.D.1916 the said referee did then and there sell said real
estate to R.H.Croft at private sale for the sum of Five Thousand Nine Hundred 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.

And whereas on the 16th, day of May A.D.1916 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
Five Thousand Nine Hundred Dollars so paid by the said party of the second part in conformity
with law, and in obedience with the orders of said court, I, the said J.E.Hamilton, party of the
first part, do by these presents grant, sell and convey unto the said R.H.Croft party of the
second part, and unto his heirs and assigns forever the real estate described as follows, to-wit:
The North West Quarter of the South West Quarter; and the South East Quarter of the South West
Quarter all in Section Eighteen, in Township Seventy Four North, Range Twenty Seven West of the
5th, P.M.Iowa. To have and to hold the same to the party of the second part as fully and absol-
utely 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.

J.E.Hamilton, Referee.

State of Iowa, Madison County, SS. Be it remembered, that on the 7th day of February A.D.1917,
before the undersigned, A.W.Wilkinson, a Notary Public in and for said County personally came

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ACRES, BLACKMAR & CO. BURLINGTON — 48648

J.E.Hamilton, 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.
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 7th day of February A.D. 1917.

D.M.Griswold
Clerk District Court.
By W.H.Vance Deputy (District Court Seal)