

Deed Record, No. 59.

S.H.Bevins Admr) Filed for record the 18th day of April A.D.1917, at 1 o'clock P.M.
to Jeannette E.Beck, Recorder.
Austin McKibban) Admr.

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To all to Whom these Presents Shall Come: I, S.H.Bevins of Thayer in the county of Union and State of Iowa Administrator of the estate of Kate Bevins late of Union County, Iowa deceased, intestate, send greeting: Whereas, the personal Estate of said deceased was found inadequate to satisfy the charges against the said estate, and application having been made for license to sell so much of the Real Estate as would be sufficient therefor, after a full statement of all the claims against said Estate, and a full account of the disposition of the personal Estate had been rendered; and Whereas, by an order of the District court of said county of Union made at the January term of said Court held at Creston in said county of Union on the 15th day of January A.D.1917, I, the said administrator was licensed and empowered to sell and convey the said Real Estate of the said Kate Bevins hereinafter described; and whereas, I have caused the said Real Estate to be appraised and the appraisement duly filed according to law;

And, whereas, I, the said administrator having complied in all respects with the law in such cases required, and with the order and direction of the said District court, did, on the 31st day of January A.D.1917, pursuant to the license and notice aforesaid, sell all of the Real Estate hereinafter described to Austin McKibban of the county of Union for the sum of Twenty two hundred and fifty (\$2250) Dollars, he being the highest bidder therefor. Now, Therefore, Know ye that I, the said S.H.Bevins Administrator by virtue of the power in me vested, as aforesaid, and in consideration of the sum of Twenty-two hundred and fifty (\$2250) Dollars, the receipt whereof is hereby acknowledged do hereby grant, bargain, sell and convey unto the said Austin McKibban his heirs and assigns, all the certain tract or parcel of Real Estate situated in the county of Madison and State of Iowa described as follows, to-wit: The Southeast Quarter of the Northwest Quarter of the Northwest Quarter and the East Five acres of the Northwest Quarter of the Northwest Quarter of the Northwest Quarter and the North fifteen acres of the Southwest Quarter of the Northwest Quarter, all in Section Thirty-five (35) Township Seventy-four (74) Range Twenty-eight (28) West of the 5th P.M. Subject to the mortgage of \$1500 which is part of the purchase price and assumed by the grantee.

To have and to hold the above granted premises, with all the appurtenances thereto belonging, to the said Austin McKibban his heirs and assigns, forever. And I, the said S.H.Bevins do hereby covenant with the said Austin McKibban his heirs and assigns, that in giving the notice and conducting said sale, I have complied with all the requirements of the law and of the said District Court. In witness whereof, I have hereunto set my hand and seal this 31st day of January A.D.1917. S.H.Bevins-----

State of Iowa, Union County, SS. Be it remembered, That on this 31st day of January A.D.1917, before the undersigned, a Notary Public within and for said county, personally appeared S.H. Bevins--- to me personally known to be the identical person whose name is affixed to the foregoing deed as grantor, and acknowledged the instrument to be his voluntary act and deed, and given for the purpose therein mentioned.

Witness my hand and Notarial seal the day and year last above written.

Amended Deed re-acknowledged and re-recorded in Book 59 page 608

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ACRES, BLACKMAR & CO. BURLINGTON — 48648

B. J. Parsons.

Notary Public.

NOTARIAL
SEAL

State of Iowa, Iowa County, SS. In the District Court of Said County. Witness the foregoing Deed, executed by S. H. Bevins Administrator etc; as stated therein, to Austin McKibban has been, by the said Administrator this day returned into Court for approval, and it appearing to the Court that the said Administrator has complied with all the requirements of the law and of this court, in making such sale and conveyance, it is now therefore ordered, that the said sale and the foregoing Deed of Conveyance be and the same are hereby approved.

Witness, Thos L. Maxwell Judge of the District Court of the 3rd District of the --- Judicial District of Iowa, and the seal of said Court affixed this 2nd day of February A.D. 1917.

Thos L. Maxwell Judge (----)