

## Deed Record, No. 59.

H.P.Anderson et al ) Filed for record the 29" day of May A.D.1917,at 2:35 o'clock P.M.  
 Referees Jeannette E.Beck.Recorder.  
 to Fee,\$.90  
 Fred & Leah Wheeler) Referee's Deed. # 2170

Know all men by these presents,that whereas,in an action of partition in the District Court of Madison County,Iowa,wherein Alice J.Bishop et al were plaintiffs,and E.E.Bishop et al were defendants, it was,on the sixth day of December,A.D.1916,in pursuance of law,ordered and decreed by said Court that the real estate herein after described be sold,either at public or private sale for cash,if in the judgment of the referees herein it was deemed best to do so,and

Whereas,H.P.Anderson,G.A.Haynes,and Francis Power were then and there by said Court duly appointed as referees to make such sale,and

Whereas,the said referees in pursuance of such order and decree,have offered said real estate for sale at private sale,and have in conformity with law,and the decree of said Court,sold at private sale,to Fred Wheeler and Leah Wheeler the real estate herein after described for the sum of one thousand seven hundred and forty nine (1749)dollars,they being the highest and best bidders therefor,and that being the appraised value thereof,and

Whereas,the said Fred Wheeler and Leah Wheeler have complied with the terms of said sale,and of their said bid,and have paid the sum of money so bid as aforesaid,and

Whereas,the said Court on the 12th day of March,A.D.1917,approved and confirmed said sale,and by proper order directed these 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 of the said sum of one hundred dollars,paid as aforesaid,and in accordance with law,and in obedience to the order of said Court,we H.P.Anderson and G.S.Haynes,referees as aforesaid,do hereby sell and convey unto the said Fred Wheeler and Leah Wheeler the following described real estate,situated in Madison County,Iowa,to-wit:commencing at a point twelve (12) rods north of the southeast corner of the southwest quarter ( $\frac{1}{4}$ ) of the southwest quarter ( $\frac{1}{4}$ ) of section fifteen (15),running thence north forty eight (48) rods,thence west eighty (80) rods,thence south to a point seventeen and  $\frac{1}{19}$  ( $17 \frac{1}{19}$ ) rods north of the southwest corner of the southwest quarter ( $\frac{1}{4}$ ) of said section fifteen (15),thence east thirteen and one third ( $13 \frac{1}{3}$ ) rods,thence south five and  $\frac{1}{19}$  ( $5 \frac{1}{19}$ ) rods,thence east sixty six and two thirds ( $66 \frac{2}{3}$ ) rods to the place of beginning,except so much of said tract as lies east of the center of the main channel of Clanton creek,the exception being one tract set off to Alice J.Bishop in this cause,and one tract sold to Sarah James by these referees,both lying east of the center of the main channel of Clanton creek;also the following described tract,to-wit:commencing at a point seventeen and  $\frac{1}{19}$  ( $17 \frac{1}{19}$ ) rods north of the southwest corner of the southwest quarter of said section fifteen (15),running thence west to the center of the public highway,a distance of about twenty (20) rods,thence in a northeasterly direction along the center of said public highway to the west line of said section fifteen (15),the tract first described containing twenty one and  $\frac{82}{100}$  ( $21.82$ ) acres more or less,and the tract described containing one and one half ( $1 \frac{1}{2}$ ) acres more or less,all of said land being in township seventy five (75) north,of range twenty six (26),west of the Fifth P.M.,Iowa.

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ACRES, BLACKMAR &amp; CO. BURLINGTON — 18618

To Have and to Hold the same as fully and absolutely as we may and can by virtue of the premises, sell and convey the same. Witness our hands this twelfth day of March, A.D. 1917.

H.P. Anderson, G.S. Haynes Referees.

State of Iowa Madison County, SS. On this 12 day of March, A.D. 1917, before the undersigned, a Notary Public in and for said County and State, personally appeared H.P. Anderson and G.S. Haynes, who are each to me personally known to be the identical persons whose names are signed to the foregoing instrument as grantors, and each acknowledged the execution of the same to be his voluntary act and deed, as such referee, as therein set forth.

Witness my hand and Notarial Seal, the date last above written.

C.C. Williams

Notary Public, in and for Madison County, Iowa.

NOTARIAL  
SEAL

State of Iowa Madison County, SS. The foregoing deed of conveyance being by 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 said sale and conveyance, it was ordered by the Court that said sale and conveyance be approved, and by order of Court such approval is endorsed hereon. Witness my hand and the seal of said Court this twelfth day of March A.D. 1917.

D.M. Griswold

Clerk District Court Madison County, Iowa.

(District court seal)

By W.H. Vance.