

Deed Record, No. 59.

Lloyd Talley)
 to
 D.M. & F.J. Griswold)
 Filed for record the 1st day of June A.D. 1917, at 2:35 o'clock P.M.
 Jeannette E. Beck, Recorder.
 Referee's Deed.

Fee, \$.90
 # 2194

In the District Court of Madison County, Iowa.

This indenture made this 1st day of May A.D. 1917 by and between Lloyd Talley, sole referee, party of the first part, and D.M. Griswold and F.J. Griswold parties 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 D.M. Griswold et al were plaintiffs and Lulu E. Griswold et al were defendants, The said party of the first part was on the 7th day of February A.D. 1917, duly appointed by said court as sole referee to make partition of the following described real estate to-wit:

The West Fractional Half of the North West Quarter of Section three, in Township Seventy Seven North, Range twenty nine West of the 5th, P.M. Iowa, except the right of way of the Chicago Rock Island and Pacific Railway Company across said land and except four and one-half acres described as follows: Beginning at the South East corner of said tract of land, running thence West Eighty rods, thence North Eighteen rods, thence on a straight line to the place of beginning.

And it then and there having been made to appear to the Court that said property can not be equitably divided into the requisite number of shares, and the said court on the said 7th day of February A.D. 1917, caused an order to be entered directing said referee to sell said premises at private sale. And whereas on the 19th day of April A.D. 1917 the said referee did then and there sell said real estate to D.M. Griswold and F.J. Griswold for the sum of Ten Thousand one Hundred and Seventy Six Dollars. They being the highest and best bidders thereon, and their bid being the highest and best offer said referee was able to get for said real estate.

And whereas on the 1st day of May A.D. 1917, the said Court approved and confirmed said sale and by order directed the said party of the first part to execute to the party of the second part a conveyance in due form of law for the said real estate so sold to him as aforesaid.

Now therefore this indenture witnesseth that in consideration of the premises and the said sum of Ten Thousand One Hundred and Seventy Six Dollars so paid by said parties of the second part in conformity with law and in obedience with the orders of said court I, the said Lloyd Talley, sole referee, party of the first part do by these presents grant, sell and convey unto the said D.M. Griswold and F.J. Griswold parties of the second part and their heirs and assigns the said real estate described as follows, to-wit: The West Fractional Half of the North West Quarter of Section Three, in Township Seventy Seven North, Range Twenty Nine West of the 5th, P.M. Iowa, except the right of way of the Chicago, Rock Island and Pacific Railway Company across said land: and except Four and one-half acres described as follows: beginning at the southeast corner of said tract of land, running thence West eighty rods, thence North eighteen rods, thence on a straight line to the place of beginning. To have and to hold the same to the parties 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.

Lloyd Talley, Sole Referee.

State of Iowa, Madison County, SS. Be it remembered that on the 2st day of May A.D. 1917 before the undersigned A.W. Wilkinson, a Notary Public in and for said County personally came Lloyd Talley, sole referee, and to me personally known to be the identical person whose name is subscribed to the foregoing deed as sole referee, and acknowledged the instrument to be his voluntary act and deed as sole referee for the purposes therein mentioned. Witness my hand and official seal the day and year above written.

A.W. Wilkinson

Notary Public in and for said County.

NOTARIAL
SEAL

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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 2st, day of May A.D. 1917.

(District Court Seal)

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