

Deed Record, No. 59.

Othello Beeler et al) Filed for record the 17th day of July 1917, at 2:30 o'clock P.M.
 Referees Jeannette E. Beck. Recorder.

to
 Sarah J. McGuire) Referees' Deed.

Fee, \$.60
 # 2450

Know all Men by these Presents, That whereas, in an action of Partition in the District Court of Madison County, Iowa, wherein Sarah J. McGuire was plaintiff, and Elizabeth Riggle and others were defendants, it was, on the 23rd day of October 1916, in pursuance of law, ordered and decreed by said Court that the real estate hereinafter described be sold on the following terms, to-wit: at private sale for cash.

And Whereas, the undersigned, Othello Beeler, O.P. Beverlin and L.A. Draper were then, by said Court, duly appointed referees to make such sale; And whereas said real estate has been duly appraised as required by statute,

And whereas, the said referees, in pursuance of said order and decree, did, offer for sale ^{private sale} at the real estate in said decree and hereinafter described, and did, in conformity with the requirements of the law and the decree of said Court, sell at private sale, to Sarah J. McGuire said real estate for the sum of Fourteen Hundred (1400) Dollars, she being the highest and best bidder therefor; And whereas, the said Sarah J. McGuire has complied with the terms of said sale and of her bid, and has paid the sum of money so bid as aforesaid;

And whereas, the said Court ^{has} approved and confirmed said sale, and by proper order directed said 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 the said sum of Fourteen Hundred Dollars, paid as aforesaid, and in accordance with law, and obedience to the order of said Court, we, Othello Beeler, O.P. Beverlin and L.A. Draper referees aforesaid, do hereby sell and convey to the said Sarah J. McGuire the following described real estate, to-wit:

The South Half ($\frac{1}{2}$) of the South East Quarter ($\frac{1}{4}$) of the South East Quarter ($\frac{1}{4}$) of Section Twelve (12) in Township Seventy Four (74) North, of Range Twenty -seven (27), West of the 5th P.M. Iowa, To have and to hold the same as fully and absolutely as we might and could, by virtue of the premises, sell and convey the same.

Witness our hands this 23rd day of December A.D. 1916. Othello Beeler
 O.P. Beverlin Referees.
 L.A. Draper

State of Iowa, Madison County, SS. I. O. E. Weaver a Notary Public within and for said County, do hereby certify that on this day before me personally came Othello Beeler, O.P. Beverlin and L.A. Draper who are each to me personally known to be the identical persons whose names are signed to the foregoing instrument as grantors, and acknowledged the execution of the same to be their voluntary act, as referees, as therein set forth. In testimony whereof, I have hereunto set my hand and affixed my notary seal this 23 day of December 1916. Orville E. Weaver

Notary Public.

NOTARIAL
 SEAL

State of Iowa, Madison County, SS.

In District Court.

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

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of law and the orders and decrees of this Court in making the sale and conveyance, it was ordered that said sale and conveyance be, and they are hereby, approved and confirmed, and by direction of said Court the same is hereon endorsed.

Witness my hand and the seal of said Court, this 30th day of January 1917.
D.M.Griswold Clerk
(District Court Seal)

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ACRES, BLACKMAR & CO. BURLINGTON — 1848

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And whereas, the said Court ^{has} approved and confirmed said sale, and by proper order directed said 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 the said sum of Fourteen Hundred Dollars, paid as aforesaid, and in accordance with law, and obedience to the order of said Court, we, Othello Beeler, O.P. Beverlin and L.A. Draper referees aforesaid, do hereby sell and convey to the said Sarah J. McGuire the following described real estate, to-wit:

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