

Deed Record, No. 59.

Matilda Scofield, Admrx) Filed for record the 5th day of Mar. A. D. 1918 at 4:30 o'clock P. M.
to
H. W. Brower, W. D. Jeannette E. Beck, Recorder.

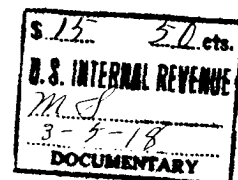
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Know all Men by these Presents: That Whereas, On the 3rd day of May A. D. 1916, Matilda Scofield as Administratrix of the Estate of W. G. Mitchell, late of the County of Madison, within the State of Iowa, now deceased, filed her petition in the District Court of Iowa, within and for the County of Madison against J. W. Mitchell, Cora E. Mitchell, Gertrude Benson, Albert L. Benson, Mary Pryor, J. E. Pryor, Gaylord R. Hardenbrook, Mabel G. Hardenbrook, George Hardenbrook, Mabel R. Hardenbrook, Clyde Hardenbrook, Elsie M. Hardenbrook, Harvey Chubb, H. P. Scofield and Matilda Scofield. heir at law of said decedent, praying for an order of said Court, directing him to make sale of the real estate of said decedent, to-wit: The South West Fractional Quarter of Section Number Eighteen; and the North Half of the North West Fractional Quarter of Section Nineteen, all in Township Seventy Five North, Range Twenty Nine, West of the 5th P. M., Iowa. And whereas, it appearing to the Court that a sale of said real estate was necessary for the payment of the debts of said decedent's estate, it was by said Court ordered, adjudged and decreed that the said Matilda Scofield, administratrix, proceed to make sale of said real estate aforesaid at private sale; and whereas, the said premises were advertised to be sold on the 13th day of August A.D. 1917, at private sale; and whereas, said premises were then and there sold to H.W. Brower for the sum of Fifteen Thousand Five Hundred (\$15,500.00) Dollars, he being the highest and best bidder therefor; and said sum having been paid by the said H. W. Brower and whereas, the said Court afterwards approved and confirmed the sale, and ordered the said administratrix to make and execute a deed to the said H. W. Brower for said premises, according to the statute in such case made and provided;

Now, Therefore, I, Matilda Scofield as Administratrix of the estate of W. G. Mitchell, deceased, as aforesaid, in consideration of the sum of fifteen thousand five hundred (\$15,500.00) Dollars, to me in hand paid, the receipt whereof is hereby acknowledged, and by virtue of the powers in me vested by law, and by the order of said Court, do hereby grant, bargain, sell and convey unto the said H. W. Brower the real estate aforesaid, with all and singular the appurtenances thereunto belonging. To have and to hold the same unto the said H. W. Brower his heirs and assigns, forever.

In Testimony Whereof, I, Matilda Scofield as such Administratrix have hereunto set my hand and seal, this 18th, day of September A. D. 1917.

Matilda Scofield.
Administratrix of the Estate of
W. G. Mitchell, Dec'd.



State of Iowa, Madison County, SS. Be it Remembered, That on the 18th day of September, A. D. 1917, before the undersigned, a Notary Public, within and for said County, personally appeared Matilda Schofield, administratrix, of the estate of W. G. Mitchell, deceased, to me personally known to be the identical person whose name is subscribed to the foregoing deed as grantor and

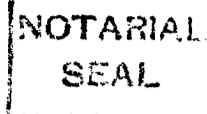
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acknowledged the same to be her voluntary act and deed, and that she executed the same to be her voluntary act and deed, and that she executed the same for the purposes therein mentioned.

Witness my hand and seal the day last above written.

A. W. Wilkinson
Notary Public, Madison
County, Iowa.



State of Iowa, Madison County, SS. In the District Court of said County, I. D. M. Griswold, Clerk of the District Court in and for said County, do hereby certify that the foregoing deed executed by Matilda Scofield, Administratrix, etc, as stated therein, to H. W. Brower, having been by the said Admr~~x~~ returned into Court for approval, and it appearing to the Court that the said Administratrix has complied with all the requirements of the law and of this Court in making such sale and conveyance, it was therefore ordered that the said sale and the foregoing deed of conveyance be and the same were, on the 2nd day of October 1917, approved by said Court.

Witness my hand and the seal of said Court hereto affixed, this 5th day of March, A. D. 1918.

D. M. Griswold, Clerk.

by W. H. Vance, Deputy.

(District Court)