

Deed Record, No. 59.

Charles, Herren, Trustee) Filed for record the 9th day of Mar. A. D. 1918 at 8:55 o'clock A.M.
 to Jeannette E. Beck, Recorder.
 Fred Herren) Trustee's Deed.

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 #948.

Whereas, Under the terms of the last will and testament of Robert Herren, Deceased, late of Madison County, State of Iowa, Charles Herren is appointed Trustee of an estate for Addie St. John and

Whereas, a part of said trust estate consists of a one-fifteenth interest in and to the following described real estate, to-wit: The North West Quarter (NW $\frac{1}{4}$) of Section Nineteen (19) in Township Seventy-four (74) North, of Range Twenty-nine (29) West of the 5th P. M. and the North East Fractional Quarter (NE Fr $\frac{1}{4}$) of Section Twenty-four (24) and the South Half (S $\frac{1}{2}$) of the South East Fractional Quarter (SE Fr $\frac{1}{4}$) of Section Thirteen (13) all in Township Seventy-four (74) North, of Range Thirty (30) West of the 5th P. M. and

Whereas, such trust is for the life of the said Addie St. John with the fee title thereto in the children of said Addie St. John, and

Whereas, by an order made by the District Court of the State of Iowa in and for Madison County under date of October 13th, A. D. 1917, in an action therein to which each of the children of the said Addie St. John were parties and duly and legally served with notice and were within the jurisdiction of the said Court, the said Charles Herren, Trustee as aforesaid, was authorized and directed to sell the said interest of the said Addie St. John in and to the said real estate and all the interest therein held in trust by him, including the interest of the children of the said Addie St. John, and to hold the proceeds of such sale in trust for said parties in lieu of the real estate itself; such sale to be made to one Fred Herren and for the sum of Two Thousand Six Hundred Sixty-six & 67/100 Dollars (\$2666.67), and in which the said Addie St. John and her husband were to join, NOW

Therefore, in consideration of the premises and of the said sum of Two Thousand Six Hundred Sixty-six & 67/100 Dollars to Charles Herren, Trustee under the will of Robert Herren, Deceased in hand paid by Fred Herren, of Madison County, Iowa, the receipt whereof is hereby acknowledged by the said Charles Herren, Trustee, we, Charles Herren, Trustee under the will of Robert Herren, Deceased, of the County of Madison and State of Iowa, and Addie St. John and C. F. St. John (Her husband), of the County of Polk and State of Iowa, do, by these Presents, sell and convey unto the said Fred Herren the following described real-estate, to-wit:- The undivided one-fifteenth (1/15) part of the North West Quarter (NW $\frac{1}{4}$) of Section Nineteen (19) in Township Seventy-four (74) North, of Range Twenty-nine (29) West of the 5th P. M., and the undivided one-fifteenth (1/15) part of the North East Fractional Quarter (NE Fr $\frac{1}{4}$) of Section Twenty-four (24) and of the South Half (S $\frac{1}{2}$) of the South East Fractional Quarter (SE Fr $\frac{1}{4}$) of Section Thirteen (13) all in Township Seventy-four (74) North, of Range Thirty (30) West of the 5th P. M.

To have and to hold the same unto the said Fred Herren as fully and completely as the said

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ACRES, BLACKMAR & CO. BURLINGTON—18648

Charles Herren, Trustee as aforesaid, might, could or ought to sell and convey the same.

And the said Addie St. John and C. F. St. John (Her husband) warrant the title to said premises against the lawful claims of all persons whomsoever and covenant with the said Fred Herren that the same are free and clear of all liens and encumbrances whatsoever.

And the said C. F. St. John, husband of the said Addie St. John, now and hereby releases his right of power in and to the said premises.

Dated this 26th day of October, A. D. 1917.

Charles Herren

Trustee under the will of Robert Herren, Deceased.

Addie St. John, C. F. St. John

State of Iowa, Madison County, SS. On this 26th day of October, A. D. 1917 before me personally appeared Charles Herren, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed, and to me known to be the person who executed the foregoing instrument as trustee under the will of Robert Herren, Deceased, and acknowledged that he executed the same as the voluntary act and deed of the cestui que trust named in said last will and testament of Robert Herren, Deceased, late of Madison County, Iowa, and for the purposes therein expressed.

J. E. Tidrick,
Notary Public in and for
said County.



State of Iowa, Polk County, SS. On this 29th day of October, A. D. 1917, before me personally appeared Addie St. John and C. F. St. John (Her husband) to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Benj. J. Holly

Notary Public in and for said County.



State of Iowa, Madison County, SS. In District Court of said County. Now at this time, to-wit:- This 2d day of November A. D. 1917 the above and foregoing deed being presented for approval the same is now and hereby approved and the said Trustee ordered and directed to deliver the same to the purchaser upon the receipt of the purchase price.

J. H. Applegate,

(State of Iowa, District Court Seal)

Judge 5th Judicial District of Iowa.