

Deed Record, No. 59.

G. L. Archer) Filed for record the 11 day of Mar. A. D. 1918 at 2 o'clock P. M.
to
Fred J. Fulton) Referee's Deed. Jeannette E. Beck, Recorder.

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In the District Court of Iowa, in and for Madison County, This Indenture made this 7th day of March A. D. 1918 between G. L. Archer, sole referee, party of the first part, and Fred J. Fulton, of Madison County, Iowa, party 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 Fred J. Fulton was plaintiff and Hugh B. Fulton et al, were defendants, the said party of the first part on the 2nd day of May A. D. 1917 was duly appointed by said court as sole referee to make partition of the following described real estate, to-wit: The North West Quarter of the South East Quarter; and the North East Quarter of the South West Quarter of Section Twenty three, in Township Seventy Five North, Range Twenty six West of the 5th P. M. except from the last described forty acre tract of land used for a cemetery and described as follows: Commencing Fifty one rods and Six and six-hundredths feet North of the South West corner of said forty acre tract, and running thence East thirty eight rods and fourteen and one half feet, thence South fourteen rods and Fourteen feet, thence West Sixty Four feet, thence South Seventy Five feet, thence West to the West line of said forty acre tract, thence North on said West 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 the said court on the 2nd day of May A. D. 1917 caused an order to be entered directing said referee to sell said premises at private sale.

And Whereas on the 5th day of November A. D. 1917 the said referee did then and there sell said real estate to Fred J. Fulton for the sum of Nine Thousand Five Hundred Dollars. He being the highest and best bidder thereon and that being the highest and best offer he was able to get for said real estate.

And whereas on the 7th, day of March A. D. 1918 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 Nine Thousand Five Hundred Dollars so paid by the party of the second part in conformity with law and in obedience with the orders of said court, I, G. L. Archer, party of the first part do by these presents grant, sell and convey unto the said Fred J. Fulton, party of the second part and to his heirs and assigns the said real estate described as follows, to-wit:

The North West Quarter of the South East Quarter; and the North East Quarter of the South West Quarter of Section Twenty Three in Township Seventy Five North, Range Twenty six West of the 5th P. M. except from the last described forty acre tract of land used for a cemetery and described as follows: Commencing Fifty one rods and six and six hundredths Feet North of the South West corner of said Forty acre tract, and running thence East Thirty Eight rods and Fourteen and one-half feet, thence South Fourteen rods and Fourteen feet, thence West Sixty

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ACRES, BLACKMAR & CO. BURLINGTON — 1914

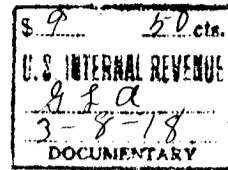
Four feet, thence South Seventy Five feet, thence West to the West line of said Forty acre tract, thence North on said West line to the place of beginning.

To have and to hold the same to the party 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.

G. L. Archer,

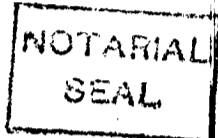
Sole Referee.



State of Iowa, Madison County, SS. Be it remembered, That on the 7th day of March A. D. 1918 before the undersigned A. W. Wilkinson a notary public in and for said county personally came G. L. Archer to me personally known to be the identical person whose name is subscribed to the foregoing deed as referee and acknowledged the instrument to be his voluntary act and deed as referee for the purposes therein mentioned.

Witness my hand and notarial seal the day and year above written.

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



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 they 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 thereon by the undersigned.

Witness my hand and seal this 7th day of March, A. D. 1918.

(District Court Sale)

D. M. Griswold,

Clerk District Court.