

Deed Record, No. 59.

Ralph O. Mills, Admis.)
to
A.N. Sankey)

Admr
Deed

Filed for record the 3rd day of March A.D. 1919 at
6.08 o'clock P.M.

Nettie E. Winship Recorder
Fee \$.60
605 ✓

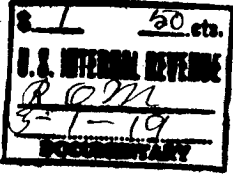
KNOW ALL MEN BY THESE PRESENTS: WHEREAS, under date of October 11th, 1918, J.G. Shriver, a resident of Madison County, Iowa, entered into a written contract with A.N. Sankey, by the terms of which the said J.G. Shriver for a stated consideration sold, and A.N. Sankey agreed to pay said consideration, the said Shriver agreed to convey the real estate hereinafter described to the said A.N. Sankey on March 1st 1919; and

WHEREAS, the said J.G. Shriver died intestate October 23rd, 1918, and letters to administer upon his estate were issued to Ralph O. Mills by the District Court of Madison County, Iowa; and WHEREAS, by an order of said Court entered on the 15th day of February, 1919, it was found that J.G. Shriver was, at the time of making said contract and at the time of his decease, the owner of an undivided one-half of the real estate hereinafter described, and that R.O. Mills was the owner of the remainder of said land, and said Administrator was, under said order of Court, authorized and empowered to fulfill that part of said written contract of sale to be performed by the said J.G. Shriver, and that said order provides that a conveyance by the said Administrator will pass all the interest in said land that J.G. Shriver with his wife joining, could convey, had he sur-

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vived and he and his wife joined in a conveyance, and the said A.N.Sankey having performed his part of said written contract, the receipt of which is hereby acknowledged;

NOW, THEREFORE, I, the said Ralph O.Mills, Administrator of the estate of said decedent, and by virtue of the premises and authority granted me by order of said Court, do hereby SELL and CONVEY unto the said A.N.Sankey the following described real estate, to wit:



The Undivided One-half of the Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section One (1), Township Seventy-four (74) North, of Range Twenty-eight (28) West of the 5th P.M.

to Have and to Hold the same unto the said A.N.Sankey, his heirs and assigns forever, to the full extent of my power so to do.

WITNESS my hand in the capacity aforesaid this 15 day of February A.D.1919

Ralph O.Mills,
Administrator.

STATE OF IOWA Madison County SS: On this 15 day of February A.D.1919, before me personally appeared Ralph O.Mills, named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal on the day and date last above written.

W.T.Gunther
Notary Public in and for Madison County, Iowa.

NOTARIAL
SEAL

STATE OF IOWA: Madison County SS: I, D.M.Griswold, Clerk of the District Court of Iowa, in and for Madison County, do hereby certify that the within deed of Ralph O. Mills, Administrator of the estate of J G.Shriver, deceased, to A.N.Sankey, has been duly approved by said Court as provided by law, as will more fully appear by reference to page 153 of Journal X of said Court.

IN WITNESS WHEREOF I affix my signature and the seal of said Court this 15 day of February, A.D.1919.

(District Court
Seal)

D.M.Griswold
Clerk District Court, Madison County, Iowa.
By S.W.Stark Deputy