

Deed Record, No. 59.

W. T. GUIHER, Executor, : Filed for record the 13th day of March, A.D., 1919, at
 To : EXCR. DEED. 4 o'clock P. M.
 ELI GREENWOOD. : Nettie E. Winship, Recorder.
 Fee \$.80
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This indenture, Made the 1st day of March, A. D. 1919, by and between W. T. Guiher, as the duly appointed, legally qualified and now acting Executor of the estate of James Withrow, deceased, late of the County of Madison and State of Iowa, party of the first part, and Eli Greenwood, of Madison County and State of Iowa, party of the second part, Witnesseth:-

That, Whereas, the said James Withrow died testate in Madison County, Iowa, on the 30th day of August, A. D., 1918, the owner in fee simple of the real estate hereinafter described, and

WHEREAS, on the 2nd day of October, A.D. 1918, after due and legal notice, the last will and testament of the said James Withrow, bearing date the 23rd day of January, A.D. 1915, witnessed by Chas. Rowe and M. L. Silliman, was duly admitted to probate in the District Court of the State of Iowa in and for Madison County and which said last will and testament named and designated the said W. T. Guiher as sole executor thereof, and

WHEREAS, on the 3rd day of October, A.D. 1918 the said W. T. Guiher duly qualified as such Executor and letters testamentary were on said date duly issued to him under the seal of said Court and such said letters testamentary are still in full force and effect and unrevoked, and

WHEREAS, among other things, Item I of said last will and testament provides as follows; to-wit:- "I will and direct that my executor hereinafter named shall within one year after my death, sell the South East Quarter (SE $\frac{1}{4}$) of Section Nine (9) and the West Half (W $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Ten (10) and the North East Quarter (NE $\frac{1}{4}$) of the South West Quarter (SW $\frac{1}{4}$) of Section Ten (10), all in Township Seventy-six (76) North, of Range Twenty-seven (27) West of the 5th P. M. Iowa, which sale shall be upon the terms and conditions thought best by my said executor and

WHEREAS, among other things, Item V of said last will and testament provides as follows, to-wit:- "I nominate and appoint W. T. Guiher executor of this my Last Will and Testament, and I direct that he be not required to give bond as such executor in a sum in excess of One Hundred Thousand Dollars (\$100,000.00). I expressly empower the above named executor of my estate, in making the sale of the real estate hereinbefore described and which I direct him to sell, with all the right and power I could have to sell the said land and my said executor shall not be required to make any application to any court for authority so to do, nor shall he be required to serve any notice upon any person or persons in relation thereto, and he shall have full power to make and execute deeds therefor", and

WHEREAS, under and by virtue of the authority and directions in said last will and testament contained, the said W. T. Guiher, as such executor, sold the above described premises at private sale to the said Eli Greenwood for the consideration of Fifty-four Thousand, Three Hundred Seventy-five & 00/100 Dollars (\$54,375.00) to be paid March 1st, A.D. 1919 upon receipt of deed conveying said premises, now

THEREFORE, the said W. T. Guiher, as Executor of the estate of James Withrow, Deceased, in consideration of the premises and of the said sum of Fifty-four Thousand, Three Hundred Seventy-five & 00/100 Dollars (\$54,375.00) in hand paid by the said Eli Greenwood, the receipt whereof is hereby acknowledged, has bargained and sold, granted and conveyed, and by these presents does grant, bargain, sell and convey unto the said Eli Greenwood, his heirs, administrators and assigns forever, all the right, title, interest and estate owned or held by the said James Withrow at the time of his decease, or that has been or may hereafter be acquired by the estate of said James Withrow in and to the following described real estate,

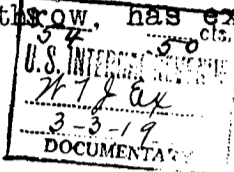
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lying and being in Madison County, Iowa, to-wit:- The South East Quarter (SE $\frac{1}{4}$) of Section Nine (9) and the West Half (W $\frac{1}{2}$) of the South West Quarter (SW $\frac{1}{4}$) of Section Ten (10) and the North East Quarter (NE $\frac{1}{4}$) of the South West Quarter (SW $\frac{1}{4}$) of Section Ten (10), all in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M.

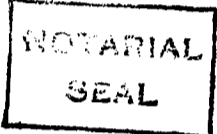
To have and to hold the above granted premises, with all the appurtenances thereto belonging, unto the said Eli Greenwood, his heirs, administrators and assigns forever.

In witness whereof, the said W. T. Cuiher, as executor of the estate of the said James Withrow, has executed these presents the day and year first herein above written.



W. T. Cuiher.
Executor of the Estate of James Withrow, deceased.

STATE OF IOWA: MADISON COUNTY:SS. On this 3rd day of March, A. D. 1919 before me personally appeared W. T. Cuiher, Executor of the Estate of James Withrow, deceased, 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,



Bernice Turner.
Notary Public in and for said County.