

Ralph O.Mills)
Admr.)
to)
Lincoln Sears)

Admr
Deed

53 00 cts.
P. O. M. Admr.
DOCUMENTARY

Filed for record the 31st day of March A.D.1919 at
at 4.35 o'clock P.M.

Nettie E.Winship Recorder

Fee \$.50
#1237

WHEREAS, under date of October 10th, 1918, J.G. Shriver, a resident of Madison County, Iowa, entered into a written contract for the purchase of the real estate hereinafter described from J.C. Farnham, the conveyance to be made 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, of date November 12th 1918, the administrator of the estate of the said J.G. Shriver, and Edith J. Shriver, widow of said decedent, and W.T. Guiher, as guardian of the only heir of said decedent entered into a contract for the sale of the real estate hereinafter described to Lincoln Sears, subject to the approval of said Court, and that the said Administrator filed his application for authority to complete said contract of sale; and

WHEREAS, by order of said Court entered on the 13th day of December, 1918, said Administrator was authorized and empowered to convey said real estate to the said purchaser which conveyance was to convey all the interest that J.G. Shriver and his wife could convey, had he survived and they joined in the same joint instrument, and the said Lincoln Sears having performed his part of the contract of purchase, 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 Lincoln Sears the following described real estate to-wit:

The West Sixty (W 60) acres of the Northeast Quarter (NE $\frac{1}{4}$) of Section Thirty six (36), Township Seventy-four (74) North, of Range Twenty-seven (27) West of the 5th P.M.,

To Have and to Hold the same unto the said Lincoln Sears, his heirs and assigns forever, to the full extent of my power so to do.

Witness my hand in the capacity aforesaid this 12th day of February A.D. 1919.

Ralph O. Mills
Administrator

State of Iowa Madison County SS: On this 12 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. Guiher
Notary Public in and for Madison County, Iowa.



Deed Record, No. 59.

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 Lincoln Sears, has been fully approved by said Court as provided by law, as will more fully appear by reference to page 84 of Journal X of said Court.

IN WITNESS WHEREOF I affix my signature and the seal of said Court this 12 day of March A.D. 1919.

(District Court Seal)

D.M. Griswold
Clerk District Court, Madison
County, Iowa.