

## Deed Record, No. 59.

ACRES, BLACKMAR &amp; CO. BURLINGTON—48648

E.R. Tompkins Ref )  
to Ref Deed.  
W.F. Jackson )

Filed for record the 28th day of April A.D. 1919  
at 4.25 o'clock P.M.  
Nettie E. Winship Recorder  
Fee \$.60  
#1503

Referee's Deed In the District Court of Iowa, in and For Madison County.

THIS INDENTURE, Made this 21st day of February A.D. 1919 between E.R. Tompkins sole referee, party of the first part, and W.F. Jackson 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 J.A. Tracy et al, were plaintiffs, and Eugene Alexander et al, were defendants that said party of the first part was on the 1st day of May A.D. 1918 duly appointed by the said court as sole referee to make partition of the following described real estate, to-wit:

The South Half of the South East Quarter of Section Six, in Township Seventy Five North, Range Twenty Eight, West of the 5th P.M. Iowa, except a railroad right of way across said land of three and fifty-eight hundredth (3.58) acres.

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 1st day of May A.D. 1918 caused an order to be entered directing said referee to sell said premises at private sale.

AND WHEREAS on the 3rd, day of September A.D. 1918, the said referee did then and there sell said real estate to W.F. Jackson for the sum of Eleven Thousand Three Hundred and Forty Three 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 1st day of October 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 said real estate so sold to him as aforesaid.

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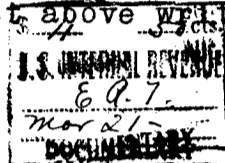
NOW WHEREFORE this indenture witnesseth that in consideration of the premises and the said sum of Eleven Thousand Three Hundred and Forty Three Dollars so paid by the party of the second part in conformity with law and in obedience to the orders of said court I, E.R. Tompkins, party of the first part do by these presents grant, sell and convey unto the said W.F. Jackson, party of the second part and unto his heirs and assigns the said real estate described as follows, to-wit:

The South Half of the South East Quarter of Section Six, in Township Seventy Five North, Range Twenty Eight, West of the 5th P.M. Iowa, except a rail road right of way across said land of Three and fifty eight hundredths, (3.58) acres.

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.

E.R. Tompkins  
Sole Referee.



State of Iowa Madison County SS: BE IT REMEMBERED, That on the 21st day of February, A.D. 1919 before the undersigned, A.W. Wilkinson, notary public personally appeared E.R. Tompkins Referee, to me personally known to be the identical person whose name is subscribed to the foregoing deed as referee, and acknowledge the instrument to be his voluntary act and deed, as sole referee, for the purposes therein mentioned.

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

A.W. Wilkinson  
Notary Public in and for said County.

NOTARIAL  
SEAL

State of Iowa Madison County SS: The foregoing deed by said referee this day returned into Court for approval, and it appearing to the Court that he 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 endorsed hereon by the undersigned.

Witness my hand <sup>and</sup> seal this 21st day of February A.D. 1919.

District Court Seal

D.M. Griswold  
Clerk District Court