

Deed Record, No. 59.

Clarence M. Eppard & Anthony Mabbitt Exec.)
to
Evalena M. J. Sulgrove)
Deed

Filed for record the 19 day of February A.D. 1920 at
2 o'clock P.M.

Nettie E. Winship, Recorder
Winifred Whedon, Deputy
470 Fee \$.90 ✓

THIS INDENTURE, Made the 12 day of February A.D. 1920 by and between Clarence M. Eppard and Anthony Mabbitt as the duly appointed, legally qualified and now acting executor of the estate of W.S. Eppard deceased, late of the County of Madison and State of Iowa, parties of the first part and Evalena M. J. Sulgrove of Madison County and State of Iowa party of the second part, Witnesseth:-

That, Whereas, the said W.S. Eppard died testate in Madison County, Iowa, on the 8th day of July A.D. 1919 the owner in fee simple of the real estate hereinafter described, and

WHEREAS, on the 21st day of July A.D. 1919 after due and legal notice, the last will and testament of the said W.S. Eppard bearing date the 17th day of March A.D. 1917 witnessed by Jno. A. Guher and Mrs. J. W. Weaver 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 Clarence M. Eppard and Anthony Mabbitt his executors thereof, and

WHEREAS, on the 21st day of July A.D. 1919 the said Clarence M. Eppard and Anthony Mabbitt duly qualified as such executors and lett letters testamentary were on said date duly issued to them under the seal of said Court, and such letters testamentary are still in full force and effect and unrevoked, and

WHEREAS, among other things, Item 2 of said last will and testament provides as follows; to-wit
"I will and direct that my said Executors shall take charge of all of my real estate and that they shall within a reasonable time make sale of the same as such time and in such manner as to realize the full fair market value of the same, and that such executors may make such sale or sales without any order of court therefore being fully authorized hereby and empowered to sell and convey the same as fully and completely as I might do. I direct that they shall not be required to make any report of such sales to any Court, and that until said lands shall be sold my said executors shall lease and handle the lands belonging to my estate in such manner as to them shall seem wise." and

WHEREAS, among other things, Item 1 of said last will and testament provides as follows. to-wit "I nominate and appoint my son Clarence M. Eppard and my son-in-law Anthony Mabbitt, Executors of this my last will and testament and I direct that they be not required to give any Bond as such Executors." and

WHEREFORE, under and by virtue of the authority and directions in said last will and testament contained, the said Clarence M. Eppard and Anthony Mabbitt as such executors sold the following described premises at private sale to Evalena M. J. Sulgrove for the consideration of Thirty-six Thousand Eight Hundred Fifty-one & 80/100 (\$36,851.80) Dollars to be paid by March 1st, 1920, upon receipt of deed conveying said premises, now

THEREFORE, the said Clarence M. Eppard and Anthony Mabbitt as executors of the estate of W.S. Eppard, deceased, in consideration of the premises and of the said sum of Thirty-six Thousand Eight Hundred Fifty-one & 80/100 (\$36,851.80) Dollars in hand paid by the said Evalena M. J. Sulgrove the receipt whereof is hereby acknowledged has bargained and sold granted and conveyed and by these presents it is bargained, granted, sold, and conveyed unto the said Evalena M. J. Sulgrove her heirs, administrators and assigns forever all the right, title interest and estate of said W.S. Eppard in and to the following described real estate lying and being in Madison County, Iowa, to-wit:

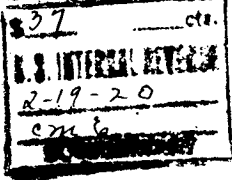
The Northeast quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) and the East Forty-eight (48) acres of the South Half ($\frac{1}{2}$) Southeast Quarter ($\frac{1}{4}$) of Section Four (4) and the North Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$), except the school ^{house} site, in Section Nine (9), and in Township Seventy-six (76) North, of range Twenty-nine (29) West, of the 5th P.M., Iowa.

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ACRES, BLACKMAR & CO. BURLINGTON—1864B

To have and to hold the above granted premises with all the appurtenances thereto belonging unto the said Evalina M. J. Sulgrove her heirs, administrators and assigns forever.

In witness whereof, the said Clarence M. Eppard and Anthony Mabbitt as executors of the estate of the said W. S. Eppard have executed these presents the day and year first herein above written.

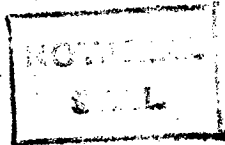


Clarence M. Eppard
Anthony Mabbitt
Executors of the Estate of W. S. Eppard, deceased

State of Iowa Madison County SS On this 12 day of Feb A.D. 1920, before me personally appeared Clarence M. Eppard and Anthony Mabbitt, executors of the estate of W. S. Eppard deceased, to me known to be the persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

in description

In Testimony whereof, I have hereunto subscribed my name and affixed my seal on the date last above written.



Parke Rogers
Notary Public in and for said County.