

Deed Record, No. 59.

ACRES, BLACKMAR & CO. BURLINGTON—48648

M.E. Smith, Referee) Filed for record the 5 day of March 1920. at 1:45 o'clock P.M.
 to Nettie E. Winship, Recorder.
 Alf D. Danforth) Deed. Winifred Whedon, Deputy. Fee, \$.90 ✓
 #1341

Know all Men by these presents: That whereas, in an action of Partition in the District Court of Madison County, Iowa, wherein Anna McKenzie and William L. McKenzie were plaintiffs and Anna E. McKenzie and others were defendants, it was, on the sixth day of May A.D. 1918, in pursuance of law ordered and decreed by said Court that the real estate hereinafter described be sold on the following terms, to-wit: at private sale for cash.

And Whereas, the undersigned, M.E. Smith in said decree was then by said Court duly appointed referee to make such sale,

And whereas said real estate was thereafter duly appraised as required by law. And whereas said referee in pursuance of said decree did sell said real estate at private sale for cash to W.A. Ryner, and said sale was duly reported to the court and by said court approved by an order of court made on the 30th day of June 1919.

And whereas the said purchaser, W.A. Ryner, thereafter sold and assigned his contract of purchase from said referee, to Alf D. Danforth, which sale and assignment were reported to this court by said referee and an order made by said court on October 7th, 1919, approving said sale and assignment and directing this referee to execute a proper referee's deed conveying said real estate to the said Alf D. Danforth.

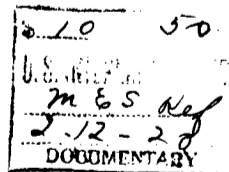
And whereas, the said Alf D. Danforth has complied with the terms of said sale, and has paid the sum of money for which said real estate was sold, to-wit: Sixteen Thousand Nine Hundred Seventy-five (16975) Dollars.

Now therefore, in consideration of the premises, and the said sum of Sixteen Thousand Nine Hundred Seventy-five Dollars, paid as aforesaid, and in accordance with law and obedience to the order of said Court, I, M.E. Smith referee aforesaid, do hereby Sell and Convey to the said Alf D. Danforth, the undivided One-half interest in and to the following described real estate, to-wit: The East One-half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Thirty-three (33) and the Northwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Thirty-four (34), excepting therefrom the right of way of the Chicago Rock Island & Pacific Railway Company, and the South One-half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Thirty-four (34) all in Township Seventy-six (76) North, of Range Twenty-seven (27) West of the 5th P.M. Iowa.

This conveyance is made subject to a mortgage of \$13000.00 on the real estate herein conveyed and on the ~~one~~ half interest heretofore owned by William L. McKenzie, which mortgage grantee assumes with interest thereon after March 1st, 1920.

To have and to hold the same as fully and absolutely as I might and could, by virtue of the premises, sell and convey the same.

Witness my hand, this 12th day of February A.D. 1920. M.E. Smith, Referee



State of Iowa, Madison County, SS.

I, Sam C. Smith a Notary Public within and for said County, do hereby certify that on this day before me personally came M.E. Smith who is to me personally known to be the identical person whose name is signed to the foregoing instrument as grantor, and acknowledged the execution of the same to be his voluntary act, as referee as therein set forth. In testimony whereof, I have hereunto set my hand and affixed my notarial seal this 12th day of February A.D. 1920. Sam C. Smith

Notary Public in and for said County and State

State of Iowa, Madison County, SS. In The District Court.

The foregoing deed of conveyance being by said referees this day returned into Court for approval, and it appearing that they have complied with the requirements of law and the orders and decrees of this Court in making the sale and conveyance, it was ordered

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that said sale and conveyance be, and they are hereby, approved and confirmed, and by direction of said Court the same is hereon endorsed.

Witness my hand and the seal of said Court, this 5th day of March 1920.

D.M.Griswold.Clerk (District Court Seal)