

## Deed Record, No. 59.

ACRES, BLACKMAR &amp; CO. BURLINGTON—18648

Clarence M. Eppard et al)  
Executors  
to  
Lida M. G. Leeper ) Deed.

Filed for record the 5 day of Mar A. D. 1920, at 1:58 o'clock P. M.  
Nettie E. Winship, Recorder.  
Winifred Whedon, Deputy.

Fee \$1.00  
# 1348

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 executors of the estate of W. S. Eppard deceased, late of the County of Madison and State of Iowa, parties of the first part and Lida M. G. Leeper 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 letters testamentary were on said date duly issued to them 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 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 at 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 Lida M. G. Leeper for the consideration of Fifty-five Thousand Nine Hundred Twenty & no/100 (\$55920.00) Dollars in hand paid by the said Lida M. G. Leeper the receipt whereof is hereby acknowledges has bargained and sold, granted and by these presents it is bargained, granted, sold and conveyed unto the said Lida M. G. Leeper her heirs, administrators and assigns for ever all the right, title interest and estate of said W. S. Eppard in an to the following described real estate lying and being in Madison County, Iowa.

to-wit: The Southeast Quarter ( $\frac{1}{4}$ ) of Section Nine (9) and the South Half ( $\frac{1}{2}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of Section Nine (9) all in Township Seventy-six (76) North of range Twenty-nine (29) West, of the 5th P. M. subject to a mortgage of Twelve Thousand (\$12000.00) Dollars to the Mutual Benefit Life Insurance Company, which mortgage the grantee assumes and agrees to pay with interest thereon from March 1st, 1920, at 6%. The cost of extension to December 1st, 1920 to be born by the Executors.

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

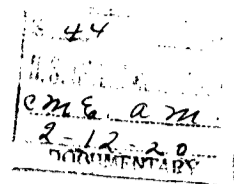
In witness whereof, the said Clarence M. Eppard and Anthony Mabbitt as executors of the estate of the said W. S. Eppard have executed these presents the day and year first herein

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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 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.

