

Deed Record, No. 59.

ACRES, BLACKMAR & CO. BURLINGTON - 18648

I.E.Holmes, Sole Referee)
toFiled for record the 8th day of April A.D. 1920
at 10. 45 o'clock A M.

T.E.Muselman)

Referee's
DeedNettie E. Winship, Recorder
Fee \$. 60 ✓ #2381

Know all men by these presents; This Indenture Made this 6st day of May 1919 by and between I.E.Holmes, sole referee, party of the first part, and T.E.Muselman 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 Isaac E. Holmes was plaintiff and Horace H. Holmes et al were defendants, the said party of the first part was appointed by the court on the 4th day of October 1918 to partition the real estate or if the same could not be done to sell the same at either public or private sale and it appearing to the said referee that a partition of the said premises could not be made without great prejudice to the owners the said referee sold the real estate hereinafter described at private sale to T.E.Muselman for the sum of Six Hundred (\$600.00) Dollars.

And Whereas, on the 1st day of May 1919 the court approved and confirmed said sale and directed the said referee to make execute and deliver this conveyance to the said party of the second party.

Now Therefore, in consideration of the premises and of the said Six Hundred Dollars so bid and paid by the party of the second part, in conformity with the law and in obedience to the orders of the court, I, I.E.Holmes, party of the first part do now and by these presents Grant, Sell, and Convey unto the said T.E.Muselman, party of the second part, the following described real estate situated in Madison County, Iowa to-wit:

A tract of land commencing Ten (10) rods West of the Northeast Corner of the South West Quarter (SW $\frac{1}{4}$) of Section Thirty Four (34) in Township Seventy Four (74) North, Range Twenty Six (26) West of the 5th P.M., running thence South Eighty (80) rods, thence West Thirty (30) rods, thence North Eighty (80) rods, thence East Thirty (30) rods to the place of beginning.

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 these presents, might and could sell the same.

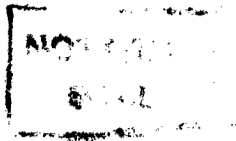
In Witness Whereof, I have hereunto set my hand the date first above written.

I.E.Holmes, Sole Referee.

State of Iowa Madison County SS: Be it remembered, That on this 6 day of May 1919 before me, Leo Percival, a Notary Public in and for Madison County, Iowa, personally came I.E.Holmes sole referee, as stated in the foregoing deed, personally to me known to be the identical person whose name is affixed to the foregoing deed a grantor and referee, and acknowledged the execution of the same to be his voluntary act and deed for the purposes therein expressed.

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Witness my hand and official seal on the date last above written.



Leo Percival
Notary Public in and for Madison County,
Iowa.

State of Iowa Madison County SS: In District Court.

The foregoing deed of conveyance being by the said referee this day returned into court for approval, and it appearing to the court that he has complied with all of the requirements of the law and orders and decrees of the court in making the sale and conveyance, it was ordered by the court that the said sale and conveyance be and the same were approved and confirmed, and by direction of the said court, the said approval is hereby certified to and the same is herein endorsed.

Witness my hand and seal of the said Court this 6th day of May 1919.

District Court Seal

D.M. Griswold, Clerk of the
District Court of the State of Iowa in and for Madison
County