

## Deed Record, No. 59.

ACRES, BLACKMAR &amp; CO. BURLINGTON — 18648

W. O. Lucas Referee )  
to )  
Elijah Sylvester Smith )

Referee  
Deed

Filed for record the 19 day of April A. D. 1920 at 3.22  
o'clock P. M.

Nettie E. Winship, Recorder  
Winifred Whedon, Deputy  
# 2538 Fee \$ .60 ✓

THIS INDENTURE, made this 9th day of February A. D. 1920 between W. O. Lucas, Referee of the first part, and Elijah Sylvester Smith of the second part.

WITNESSETH, That whereas in an action of partition in the District Court of Madison County, Iowa, wherein Elizabeth Banks was plaintiff and Stephen E. Smith, et al, were defendants the said party of the first part was, on the 7th day of October, 1919 duly appointed by said court as referee, to make a sale of the following described premises, to-wit:

The Northwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of Section Thirty four (34) in Township Seventy-seven (77) North, of Range Twenty eight (28) West of 5th P. M., Madison County, Iowa

And whereas, in pursuance of said order, the said referee caused four weeks' notice of the time and place of said sale to be given, by posting up printed notices thereof at three public places in Madison County, Iowa, one of which was at the court house in Winterset, Iowa, where the last district court was held, and by causing two publications thereof to be made in the Winterset. News, a newspaper printed in said county, immediately before the day of sale.

And whereas, the said referee in pursuance of said notices and the order of court, did on the 11th day of December, 1919, at the hour specified in said notice, and at the place therein named, expose and offer for sale at public auction the aforesaid real estate, and did then and there sell at public auction to Elijah Sylvester Smith, said real estate for the sum of Twelve Thousand and Two Hundred (\$ 12,200.00) Dollars, that being the highest and best bid therefor, and the said court approved said sale on 12th day of December, 1919, and by an order directed this referee to execute to the said party of the second part a conveyance in due form of law for said land so sold to him as aforesaid.

Now, therefore, this indenture witnesseth, that in consideration of the premises, and of the sum of Twelve Thousand and Two Hundred (\$12,200.00) Dollars, so bid and paid by the party of the second part, in conformity with the law and in obedience to the order of court, W. O. Lucas, party of the first part, do by these presents grant, sell and convey unto the said Elijah

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Sylvester Smith, party of the second part, and to his heirs and assigns, the said parcel of real estate as follows, to-wit:

The Northwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of Section Thirty-four (34) in Township Seventy seven (77) North, of Range Twenty eight (28) West of 5th P.M. Madison County, Iowa.

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 or could sell the same.

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

W.O. Lucas,  
Sole Referee.

State of Iowa, Madison County, SS: On this 9th day of February, 1920, before me personally appeared W.O. Lucas, as Referee, as stated in the foregoing deed, to me known to be the identical person named in and who executed the foregoing instrument as grantor and Referee and acknowledged that he executed the same as his voluntary act and deed.



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

S.A. Hays,  
Notary Public in and for Madison  
County, Iowa.

State of Iowa Madison County SS: The above deed, executed by W.O. Lucas, Referee, to Elijah Sylvester Smith, having been submitted was by the court approved and the approval made of record this 9th day of February, 1920.

Witness my hand and official seal.

D.M. Griswold, Clerk, of  
Dist Court Madison Co. Iowa.  
By S.W. Stark, Deputy

District Court Seal)

12 50  
2-9-20  
RECORDED