

Deed Record, No. 59.

Will Cochran, Referee)
 to Referee's
 George W. Carter) Deed.

Filed for record the 21st day of March A.D. 1922 at
 1.32 o'clock P.M.

Nettie E. Winship, Recorder
 Fee \$.70 # 696 ✓

This Indenture made the 21st day of February, A.D. 1922, between Will Cochran, sole Referee, party of the First part, and George W. Carter, party of the Second part.

WITNESSETH, That Whereas, In a-action in Partition in the District Court of Union County, Iowa, wherein, Walter Cornelison, Gertie Cornelison, W.S. Carter and Charlotte Carter, were Plaintiffs, and John Carter, Edward Carter, Hattie Carter, George W. Carter, Myrtle Carter, Mattie Carter Corwin, Jack Corwin, Albert H. Carter, Cora Carter, and May Carter Wince, were Defendants, the said Party of the First part was, on the 6th day of April, 1920, duly appointed by said Court as sole Referee to make partition of the following described real estate, to-wit:-

THE WEST HALF of the South West fractional Quarter of Section Nineteen (19), Township Seventy-four (74) North of Range Twenty Eight (28), West of the 5th P.M., Madison County, Iowa, (together with other lands situated in Union County, Iowa.)

And it appearing to the Court that the said property could not be equitably divided in the requisite number of shares, the Court on the said 6th day of April, 1920 caused an Order to be entered directing said Referee to sell said premises, after due appraisal as required by law, either at public or private sale, but if sold at private sale, at not less than the appraised value thereof, and

WHEREAS, In pursuance of such Order the said Referee caused a sale of said premises to be

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advertized as required by law and the Order of said Court, and

WHEREAS, The said Referee, in pursuance of said Notice and the orders of said Court, did, on the 9th day of December, 1920, between the hours of 2 o'clock and 4 o'clock P.M. expose and offer for sale, at Public auction, the above described real estate, and did then and there sell, at public auction, to George W. Carter, the following described parcel of lands for the sum of \$10,977.00 he being the highest and best bidder therefore, and

WHEREAS, the said George W. Carter, Party of the Second part, has paid to the Party of the First part, the said sum of money so bid, as aforesaid, and

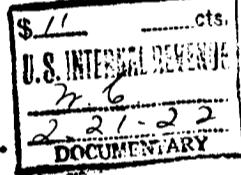
WHEREAS, On the 8th day of January, 1921, the said Court approved and confirmed said sale, and by order directed the said party of the First part to execute to the said Party of the Second part, a conveyance in due form of law for the said parcel of land so sold to him as aforesaid.

NOW THEREFORE, this Indenture, Witnesseth, that in consideration of the premises and of the said sum of \$10,977, so bid and paid by the Party of the Second part in conformity with the law and in obedience to the Orders of said Court, I, Will Cochran, Party of the First part do, by these presents, grant, sell and convey to the said George W. Carter, Party of the Second part, and to his heirs and assigns, the said parcel of real estate, described as follows, to-wit:

The West Half of the South West fractional Quarter of Section Nineteen (19), Township Seventy-four (74) North of Range Twenty-eight (28), West of the 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 and could sell the same.

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

Will Cochran
Sole Referee.



State of Iowa Union County SS: On this 21st day of February, A.D. 1922, before me L. J. Camp a Notary Public in and for said County, personally came, Will Cochran, as referee, as stated in the foregoing deed, personally to me known to be the identical person whose name is affixed to the above instrument as grantor and referee, and acknowledged the execution of the same to be his voluntary act and deed for the purposes therein expressed.

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

L. J. Camp
Notary Public in and for said Co.



State of Iowa Union County SS: In District Court.

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

WITNESS my hand and seal of this Court, this 21st day of February, A.D. 1922.

District Court)
Seal)

Otto A. Keck
Clerk
By----- Deputy