

Deed Record, No. 59.

ACRES, BLACKMAR & CO. BURLINGTON — 1918

R.S. Niblo Referee)
to Ref
W.A. Ryner) deed

Filed for record the 8th day of May A.D. 1922 at 4.35 o'clock
P.M.

Nettie E. Winship, Recorder
Fee \$.80 # 1151 ✓
December

THIS INDENTURE, Made the 8th day of May, 1921, between R.S. Niblo, party of the first part, and W.A. Ryner, party of the second part,

WITNESSETH, that, whereas, in an action of partition in the District Court of Madison County, Iowa, wherein W.A. Ryner was plaintiff, and Glide Lull, et al, were defendants, the said party of the first part, was, on the fifth day of October, A.D. 1921, duly appointed by said Court as referee to make partition of the following described premises, situated in Madison County, Iowa, to-wit:

The South Half ($S\frac{1}{2}$) of the Southeast Quarter ($SE\frac{1}{4}$) of the Northwest Quarter ($NW\frac{1}{4}$) and the Northeast Quarter ($NE\frac{1}{4}$) of the Southwest Quarter ($SW\frac{1}{4}$) and the North Half ($N\frac{1}{2}$) of the Southeast Quarter ($SE\frac{1}{4}$) of the Southwest Quarter ($SW\frac{1}{4}$) and the South Half ($S\frac{1}{2}$) of the Southwest Quarter ($SW\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$), all in Section Eight (8), in Township Seventy-six (76) North, of Range Twenty seven (27), West of the 5th P.M. Iowa.

And it appearing to the Court that a partition of said premises could not be made, but that said real estate should be sold

AND WHEREAS, pursuant to such order the said referee caused said premises to be appraised by three disinterested free-holders, to-wit:

Seth Brittain, A.D. Guiberson and F.E. Danforth,

AND WHEREAS, said appraisers have caused said premises to be appraised for the sum of Twelve Thousand Five Hundred (\$12500) Dollars,

AND WHEREAS, said referee pursuant to the order of the Court, did on the 10th day of November, A.D. 1921, sell the following described parcel of lands to-wit:

The South Ten (10) acres of the Northeast Quarter ($NE\frac{1}{4}$) of the Southwest Quarter ($SW\frac{1}{4}$) in Section Eight (8), Township Seventy Six (76) North, of Range Twenty Seven (27), West of the 5th P.M. Iowa, and the North Half ($N\frac{1}{2}$) of the Southeast Quarter ($SE\frac{1}{4}$) of the Southwest Quarter ($SW\frac{1}{4}$), of said section, township, and range, and the South Half ($S\frac{1}{2}$) of the Southwest Quarter ($SW\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$) of said section, township, and range, at private sale to W.A. Ryner for the sum of Fifty Five Hundred (\$5500) Dollars;

AND WHEREAS, on the 8th day of December, A.D. 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, in consideration of the premises and of the said sum of Fifty Five Hundred (\$5500) Dollars, 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, R.S. Niblo, party of the first part, do by these presents GRANT SELL AND CONVEY unto the said W.A. Ryner party of the second part, the following described premises to-wit:

The South Ten (10) acres of the Northeast Quarter ($NE\frac{1}{4}$) of the Southwest Quarter ($SW\frac{1}{4}$) in Section Eight (8), Township Seventy Six (76) North, of Range Twenty Seven (27), West of the 5th P.M. Iowa, and the North Half ($n\frac{1}{2}$) of the Southeast Quarter ($SE\frac{1}{4}$) of the Southwest Quarter ($SW\frac{1}{4}$), of said section, township, and range, and the South Half ($S\frac{1}{2}$) of the Southwest Quarter ($SW\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$) of said section, township and range.

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.

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IN WITNESS WHEREOF, I have hereunto set my hand the date first above written.

R.S. Niblo, Referee

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R.S.N.
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DOCUMENTARY

STATE OF IOWA, Madison COUNTY SS: On this 3rd day of January A.D. 1922, before me a Notary Public within and for said County, personally came, R.S. Niblo, 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.

W.S. Cooper
Notary Public in and for Madison County, Iowa.

NOTARIAL
SEAL

State of Iowa Madison 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 requirement 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 herein endorsed.

WITNESS my hand and the seal of said Court, this third day of January A.D. 1922.

District Court Seal)

D.M. Griswold
Clerk of the District Court
By Minnie A. Tyer, Deputy