

## Deed Record, No. 59.

W.S.Cooper,Exec.) Filed for record the 28<sup>th</sup> day of October A.D.1922 at 4.35  
to Exec. Deed. o'clock P.M.  
Edgar Harrell ) Nettie E.Winship,Recorder.  
Fee \$.60 # 2001

TO ALL WHOM THESE PRESENTS SHALL COME,I,W.S.Cooper,Executor of the last will and testament of G.M.D.Osborne,deceased,send greetings:

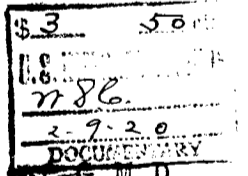
Whereas,the personal property belonging to said estate was insufficient to satisfy all debts and demands against said estate; and whereas,after making and filing a full statement of all the claims against said estate,and rendering a full account of the disposition of the personal estate,on application the district court of Madison county,State of Iowa,did authorize and empower me to sell the real estate,hereinafter described,at private sale; and whereas, I caused said real estate to be appraised,and the appraisement to be filed in said court;and whereas,I,the said executor,having complied in all respects with the requirements of the statute in such case made and provided,and with the order and direction of said court,did, on the 17th day of January,1920,pursuant to the authority aforesaid,sell at private sale the real estate hereinafter described to Edgar Harrell,of Madison county,State of Iowa,for the sum of Thirty three hundred (\$3300.00) dollars:

Now,therefore,know ye that I,the said W.S.Cooper,Executor aforesaid,by virtue of the power and authority in me vested aforesaid,and in consideration of the sum of Thirty three hundred (\$3300.00) dollars to me in hand paid by the said Edgar Harrell,the receipt whereof is hereby acknowledged,do hereby grant,bargain,sell and convey unto the said Edgar Harrell,his heirs and assigns,all that certain tract or parcel of real estate situated in the county of Madison and State of Iowa,described as follows,to-wit: the south west quarter ( $\frac{1}{4}$ ) of the north east quarter ( $\frac{1}{4}$ ) of section seven (7),in township seventy four (74) north,of range twenty seven (27),west of the Fifth P.M.Iowa,to have and to hold the above described premises,with all the appurtenances thereto belonging,to the said Edgar Harrell,his heirs and assigns forever.

And I,the said W.S.COOPER,executor as aforesaid,do hereby covenant with the said Edgar Harrell,his heirs and assigns,that in conducting said sale I have complied with all the requirements of the law and of said court.

Witness my hand this ninth day of February,1920.

W.S.Cooper  
Executor of the last will and testament of G.M.D.  
Osborne,deceased.



State of Iowa, Madison County SS: Be it remembered, that on this 9th day of February, 1920, before me the undersigned, D.M. Griswold, Clerk District Court, within and for said county, personally appeared W.S. Cooper, executor of the last will and testament of G.M.D. Osborne, to me personally known to be the identical person named and whose name is affixed to the foregoing deed as grantor, and acknowledged the execution, thereof to be his voluntary act and deed as said executor.

In witness whereof I have hereunto set my hand and affixed my seal the day and year last above written.

( District Court Seal)

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

The foregoing deed of conveyance executed by W.S. Cooper, executor of the last will and testament of G.M.D. Osborne, having been submitted to the Court for approval was by the Court this day approved, and by direction of the Court the approval is endorsed on this deed.

Witness my <sup>hand</sup> and the seal of the said Court this ninth day of February, A.D. 1920.

District Court Seal)

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