

Deed Record, No. 59.

ACRES, BLACKMAR & CO. BURLINGTON—18648

A.D. Guiberson, Referee,)
 to) Referee's Deed.
 Thomas Cochran)

Filed for record the 3rd day of March
 A.D. 1923 at 1/50 o'clock P.M.
 Olive M. Garrison,
 Recorder.

658 Fee \$1.40

IN THE DISTRICT COURT OF IOWA IN AND FOR MADISON COUNTY.
 This Indenture Made this 8th day of February A.D. 1923, between A.D. Guiberson, sole referee, of
 the first part and Thomas Cochran 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 Mae Reynolds et al, were plaintiffs, and W.F. Davis et al, were defendants, the said party of the first part was on the 23rd day of February A.D. 1922, duly appointed by said court as sole referee to make partition of the following described real estate, to-wit; The East Half of the South West Quarter of the South West Quarter; and the North Half of the South East Quarter of the South West Quarter and the West 12 acres of the South Half of the South East Quarter of the South West Quarter; and all that part of the North West Quarter of the South East Quarter of Section 29, lying South and West of North Branch, and a tract in the North West corner of the South West Quarter of the South West Quarter of Section 29, being 9 rods East and West and 20 rods North and South all in said Section 29; and the North Half of the North East Quarter of the South East Quarter of the South East Quarter; and the North Half of the South West Quarter of the South East Quarter of Section 30, except a right of way 2 rods wide off the West end thereof; and the East 15 acres of the North Half of the North East Quarter of the North East Quarter; and the East Half of the South East Quarter of the North East Quarter of the North East Quarter of Section 31; and the North West Quarter of the North West Quarter of Section 32 all in Township 77 North, Range 27 West of the 5th P.M. Iowa. And it appearing to the court

that the said property can not be equitably divided into the requisite number of shares the court caused an order to be entered directing said referee to sell said premises on the following terms, to-wit: cash in hand upon the approval and delivery of a referee's deed for said real estate. 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 notices thereof at three public places in Madison County, 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 WINTERSSET NEWS, a newspaper printed in said county immediately before the day of sale. AND WHEREAS THE said referee in pursuance of said notice and the order of court did on the 27th day of January A.D. 1923, at the hour of two o'clock in the afternoon at the South front door of the Court House in Winterset, Iowa, expose and offer for sale at public auction the aforesaid real estate and did then and there sell at public auction to Thomas Cochran the following described parcels of land for the sum of Ten Thousand Two Hundred Fifty Five and no/100 Dollars, he being the highest and best bidder therefor. AND WHEREAS, the said Thomas Cochran, 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 7th day of February A.D. 1923, 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 the said sum of Ten Thousand Two Hundred and Fifty Five and no/100 Dollars so bid and paid by the party of the second part in conformity with law and in obedience to the orders of said court,

I, A.D. Guiberson, sole referee, party of the first part, do by these presents grant, sell and convey unto the said Thomas Cochran, party of the second part, and to his heirs and assigns the said parcels of real estate described as follows, to-wit: The East Half of the South West Quarter of the South West Quarter; and the North Half of the South East Quarter of the South West Quarter and the West Twelve (12) acres of the South Half of the South East Quarter of the South West Quarter; and all that part of the North West Quarter of the South East Quarter of Section Twenty-nine (29), lying South and West of North Branch, and a tract in the North West

Deed Record, No. 59.

corner of the South West Quarter of the South West Quarter of Section Twenty Nine (29), being Nine (9) rods East and West and Twenty (20) rods North and South, all in said Section Twenty Nine (29); and the North Half of the North East Quarter of the South East Quarter of the South East Quarter; and the North Half of the South West Quarter of the South East Quarter of Section Thirty (30), except a right of way Two (2) rods wide off the west end thereof; and the east Fifteen (15) acres of the North Half of the North East Quarter of the North East Quarter; and the East Half of the South East Quarter of the North East Quarter of the North East Quarter of Section Thirty one (31); and the North West Quarter of the North West Quarter of Section Thirty Two (32) all in Township Seventy Seven (77) North, Range Twenty Seven (27) West of the 5th P.M. Iowa. Lying and being situated in the County of Madison and State of 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.

A.D.Guiberson,
Referee.

State of Iowa,
Madison County, ss. Be It Remembered, That on this 8th day of February A.D.1923, before the undersigned A.W.Wilkinson, a Notary Public in and for said County, personally came A.D.Guiberson, to me personally known to be the identical person whose name is subscribed to the foregoing deed as referee, and acknowledge the instrument to be his voluntary act and deed, as referee, for the purposes therein mentioned.

Witness my hand and official seal the day and year above written.

**NOTARIAL
SEAL**

IN DISTRICT COURT, A.W.Wilkinson,

State of Iowa,
Madison County, ss. The foregoing deed being by said referee this day returned into Court for approval, and it appearing to the court that he had complied with the requirements of law and the orders and decrees of this court in making the sale and deed, it was ordered by the court that said sale and deed be and the same were approved and confirmed, and by direction of said court, the said approval is hereby certified and endorsed hereon by the undersigned.

Witness my hand and seal this 2nd day of March A.D.1923.

DISTRICT
COURT
SEAL.

Minnie A. Tyer,
Clerk District Court.

0 50cts
INTERNAL REVENUE
D. 21
- 1 - 23
DOCUMENTARY