

## Deed Record, No. 59.

G.L.Nine, Referee  
to (Referees' Deed.)  
G.C.Nehring et al)  
IN THE DISTRICT COURT OF IOWA, in and for WARREN COUNTY, # 1037  
This Indenture, Made this first day of March, A.D., 1923 between G.L.Nine, Sole Referee, and O.H.  
Nehring, G.C.Nehring and Anna Lucas of the second part. WITNESSETH: That whereas, in an action  
of partition in the District Court of the State of Iowa, in and for Warren County, wherein  
Louie Nehring was plaintiff and Anna Lucas and others were defendants, the said party of the  
first part  
was on the 14th day of November A.D.1922, duly appointed by said Court as Sole Referee, to make  
partition of the following described real estate, to-wit: South East Qr. of South East Qr. Sec-  
tion 1 in Township Seventy-five (75) Range Twenty Six (26) & all of North West Qr. Sec.7, Twp.  
75 R.25 W.of a line commencing at a point 76 rods W. of N.E.corner of said N.W.¼ thence South  
to South line of said Quarter Section at a point distant W 66-4/100 rods from S.E.corner of  
said N.W.¼ and it appearing to the Court that the said property cannot be equitably divided in-  
to the requisite number of shares, the Court, on the 14th day of November A.D.1922. caused an  
order to be entered directing said Sole Referee to sell said premises on the following terms,  
to-wit: For cash in hand or one third cash, one third in one year, and one third in two years  
from date of sale with notes for deferred payments secured by mortgage on said premises.

And Whereas, in pursuance of such 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 Warren and Madison Countys, one of which was at the Court House in Madison and in Warren  
County where the last District Court was held, and by causing two publications thereof to be  
made in the Indianola Herald, 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 the  
Court, did, on the 23rd day of December A.D.1922, at the hour of two o'clock in the afternoon,  
at the premises above described, expose and offer for sale at public auction, the aforesaid real  
estate, and did then and there sell at public auction to O.H.Nehring, G.C.Nehring and Anna Luc-  
as the following described parcel of said lands, for the sum of Eighteen Thousand Seven Hundred  
and best  
Forty Four Dollars, they being the highest bidders therefor; subject to \$1179.23 ditch tax  
against said land. AND WHEREAS, the said O.H.Nehring, G.C.Nehring and Anna Lucas, parties of  
the second part have paid to the party of the first part the said sum of money so bid, as  
aforesaid; AND WHEREAS, on the 2nd day of January, A.D. 1923, the said Court approved and con-  
firmed said sale, and by order, directed the said party of the first part to execute to the  
said parties of the second part a conveyance in due form of law, for the said parcel of land so  
sold to them as aforesaid; NOW THEREFORE THIS INDENTURE WITNESSETH, that in consideration of the  
premises, and the said sum of Eighteen Thousand Seven Hundred & forty four Dollars so bid and  
paid by the parties of the second part, in conformity with the law and in obedience to the  
orders of said Court, I, G.L.Nine, Sole Referee, party of the first part, do by these presents  
grant, sell and convey unto the said O.H.Nehring, G.C.Nehring & Anna Lucas, parties of the sec-  
ond part, and to their heirs and assigns, the said parcel of real estate, described as follows,  
to-wit: South East Quarter of South East Quarter of Section One (1) in Twp. Seventy-five (75)  
North of Range Twenty-six (26) and all of the North West fractional Quarter of Section Seven  
(7) in Twp. Seventy-five (75) N. of Range Twenty-five (25) lying West of a line commencing at a  
point Seventy-six (76) rods West of the North East corner of said N.W.¼ thence South to the

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South line of said Quarter Section at a point distant 66-4/100 rods West from the S.E. corner of said North West Quarter Sec. 7- Tp. 75 R. 25 West 5<sup>th</sup> P.M. lying and being situated in the County of \_\_\_\_\_, and State of Iowa, subject to \$1179.23 ditch tax. 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, we have hereunto set our hands the date first above written.

G.L.Nine,  
Sole Referee.

State of Iowa, Warren County, ss.

Be It Remembered, That on the first day of March A.D. 1923 before the undersigned Lelia L. Nine, a Notary Public in and for said County, personally came G.L. Nine, Sole Referee, etc., to me personally known to be the identical person whose name is subscribed to the foregoing deed as Sole Referee, and acknowledged the instrument to be his voluntary act and deed, as sole referee, for the purposes therein mentioned.

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

Lelia L. Nine,

Notary Public in and for Warren County, Iowa.

State of Iowa,

Warren County, ss. IN DISTRICT COURT.

The foregoing deed being by said referees this day returned into Court for approval, and it appearing to the Court that they 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 23 day of March, A.D., 1923.

A.R. Smith,

Clerk District Court,

By Katy Putnam, Deputy.

