

Deed Record, No. 59.

ACRES, BLACKMAR & CO. BURLINGTON—19648

A.D. Guiberson, Assignee) Filed for record the 7th day of April, A.D.
 to (Assignee's Deed. 1923 at 4/45 o'clock P.M.
 Mike Breen) \$1211 Fee \$.80 ✓ Olive M. Garrison, Recorder.
 KNOW ALL MEN BY THESE PRESENTS, WHEREAS on the 8th day of March A.D. 1921, one John Davis of
 Madison County, Iowa, made a general assignment for the benefit of all his creditors. His
 said deed of assignment being of record in the Deed Records of the Records of Madison County
 Iowa, in Book 59 on page 469, and by said Deed of Assignment A.D. Guiberson was appointed
 Assignee of said insolvent. AND WHEREAS said Assignee filed his bond such as is required by
 law, and entered upon the discharge of his duties as such assignee, AND WHEREAS an order was
 made directing the sale of the real estate belonging to the estate of the said John Davis,
 Insolvent, at public sale. AND WHEREAS the said Assignee in pursuance of said order caused

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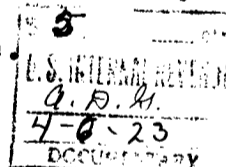
four weeks notice of the time and place of said sale to be given by posting up three written notices thereof at three public places in Madison County, Iowa, one of which was at the Court House where the last District Court was held and by causing two publications thereof to be made in the Winterset News, a weekly newspaper printed, published and of general circulation in said Madison County, Iowa, preceeding said sale, as required by law. AND WHEREAS the said Assignee in pursuance of said order and notice of sale did on the 24th day of February A.D.1923 at the hour of two o'clock P.M. of said day, being the time fixed in said notices of sale and at the place designated therein, to-wit: at the South Front Door of the Court House in Winterset, Madison County, Iowa, expose and offer for sale at public auction the real estate hereinafter described, and did then and there in conformity with the requirements of law and said order of court, sell at public auction to Mike Breen of Madison County, Iowa, said real estate for the sum of Ten Thousand Four Hundred and One Dollars (\$10401.00). The said purchaser as part of the purchase price assumed a mortgage on said real estate in the sum of five thousand seven hundred thirty-three and 24/100 Dollars. He, the said Mike Breen, being the highest and best bidder therefor. AND WHEREAS the said Mike Breen has complied with the terms of said sale and of his ^{said} bid and has paid the sum of Four Thousand Six Hundred Sixty Seven and 76/100 Dollars in addition to assuming the said mortgage as aforesaid. AND WHEREAS on the 1st day of March A.D.1923, Honorable W.S.Cooper, one of the Judges of said Court approved and confirmed said sale and by proper order directed said assignee to execute to the purchaser aforesaid a conveyance in due form of law for said real estate.

NOW THEREFORE in consideration of the premises and the assuming of said mortgage by said purchaser, and the payment by him to the said Assignee of the sum of \$4667.76, and in accordance with law, and in obedience to the orders of said court, I, the said A.D.Guiberson, Assignee as aforesaid, do hereby sell and convey to the said Mike Breen the following described real estate situated in the County of Madison and State of Iowa, to-wit:

The North Half of the North East Fractional Quarter of Section Two; and the East Two Acres of the South Half of the North East Quarter of said Section Two, all in Township Seventy Six North, Range Twenty Eight, West of the 5th P.M.Iowa. To have and to hold the same as fully and absolutely as I might or could by virtue of the premises sell and convey the same.

Witness my hand on this 1st day of March A.D.1923.

A.D.Guiberson, Assignee.



State of Iowa, Madison County, ss. BE IT REMEMBERED, That on the 1st day of March A.D.1923, before the undersigned, A.W.Wilkinson, a Notary Public in and for said county, personally appeared A.D.Guiberson, Assignee, to me personally known to be the identical person whose name is subscribed to the foregoing deed as Assignee, and acknowledge the instrument to be his voluntary act and deed as Assignee for the purposes therein mentioned.

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



A.W.Wilkinson,

Notary Public in and for Madison County, Iowa.

State of Iowa, Madison County, ss. The foregoing deed by said Assignee ^{IN THE DISTRICT COURT} 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 6th day of April A.D.1923.

Minnie A.Tyer,
Clerk District Court.

DISTRICT
COURT
SEAL.