

Deed Record, No. 59.

ACRES, BLACKMAR & CO. BURLINGTON — 48648

S.H.Bevins, Adm.)
 to (Administrator's Deed/
 Austin McKibban) \$1636 Fee \$.80
 To All to Whom these Presents Shall Come: I, S.H.Bevins of Thayer in the county of Union and
 State of Iowa, Administrator of the estate of Kate Bevins, late of Union County, Iowa, deceased,
 intestate, send greeting: Whereas, the personal Estate of said deceased was found inadequate to
 satisfy the charges against the said estate, and application having been made for license to
 sell so much of the Real Estate as would be sufficient therefor, after a full statement of all
 the claims against said Estate, and a full account of the disposition of the personal Estate
 had been rendered; and Whereas, by an order of the District court of said county of Union made
 at the January term of said Court held at Creston in said county of Union on the 15th day of
 January, 1917, I, the said administrator was licensed and empowered to sell and convey the said
 Real Estate of the said Kate Bevins hereinafter described; and whereas, I have caused the said
 Real Estate to be appraised and the appraisment duly filed according to law: and whereas, I,
 the said administrator having complied in all respects with the law in such cases required,
 and with the order and direction of the said District court, did, on the 31st day of January
 A.D.1917, pursuant to the license and notice aforesaid, sell all of the Real Estate hereinafter
 described to Austin McKibban of the county of Union for the sum of Twenty-two hundred and fifty
 (\$2250) Dollars, he being the highest bidder therefor, Now, Therefore, Know ye that I, the said
 S.H.Bevins, Administrator by virtue of the power in me vested, as aforesaid, and in consider-
 ation of the sum of Twenty-two hundred and fifty (\$2250) Dollars, the receipt whereof is here-
 by acknowledged do hereby grant, bargain, sell and convey unto the said Austin McKibban, his
 heirs and assigns, all the certain tract or parcel of Real Estate situated in the county of
 Madison and State of Iowa, described as follows, to-wit: The Southeast Quarter of the North-
 West Quarter of the Northwest Quarter and the East Five acres of the Northwest Quarter of the
 Northwest Quarter of the Northwest Quarter and the North fifteen acres of the Southwest Quarter
 of the Northwest Quarter, all in Section Thirty-five (35) Township Seventy-four (74) Range
 Twenty-eight (28) West of the 5th P.M., subject to a mortgage of \$1500, which is part of the
 purchase price and assumed by the grantee.

To Have and to Hold the above granted premises, with all the appurtenances thereto belonging
 to the said Austin McKibban, his heirs and assigns, forever. And I, the said S.H.Bevins do
 hereby covenant with the said Austin McKibban, his heirs and assigns, that in giving the notice
 and conducting said sale, I have complied with all the requirements of the law and of the said
 District Court. In Witness Whereof, I have hereunto set my hand and seal this 31st day of
 January, A.D.1917.

S.H.Bevins.

State of Iowa, Union County, ss. Be It Remembered, That on this 31st day of January, A.D.1917,
 before the undersigned, a Notary Public within and for said county, personally appeared S.H.
 Bevins, to me personally known to be the identical person whose name is affixed to the foregoing
 deed as grantor, and acknowledged the instrument to be his voluntary act and deed, and given for
 purpose therein mentioned.

Witness my hand and Notarial seal the day and year last above written.

B.J.Parsons,
 Notary Public.



State of Iowa, Union County, ss.

In the District Court of Said County, Witness the foregoing Deed, executed by S.H.Bevins,
 Administrator etc., as stated therein, to Austin McKibban, has been by the said Administrator
 this day returned into Court for approval, and it appearing to the Court that the said Adminis-
 trator has complied with all the requirements of the law and of this court, in making such sale
 and conveyance, it is now therefore ordered, that the said sale and the foregoing Deed of Con-
 veyance be and the same are hereby approved. Witness, Thos.L.Maxwell, Judge of the District
 Court of the 3d Judicial District of Iowa, and the seal of said Court affixed this 2nd day of
 February, A.D.1917.

Thos.L.Maxwell, Judge.

(DISTRICT
 COURT
 SEAL)

*This Deed re-acknowledged and re-recorded to correct
 Certificate of acknowledgment on Deed recorded in Book 57 page 117*

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State of Iowa, Union County, ss. Be It Remembered, That on the 25th day of April, A.D., 1917, before the undersigned, a Notary Public within and for said County, personally appeared S.H. Bevins, Administrator of the Estate of Kate Bevins, deceased, to me personally known to be the identical person whose name is subscribed to the foregoing deed as grantor, and acknowledged the same to be his voluntary act and deed, and that he executed the same for the purposes therein mentioned. Witness my hand and seal the day last above written.

B.J. Parsons,
Notary Public in and for Union County, Iowa.

