

Deed Record, No. 59.

Charles Clark, Referee,) Filed for record the 6th day of June A.D.1923, at
to (Referee's Deed. 10/06 o'clock A.M.
C.A.Brittain) #1667 Fee \$.80 Olive M.Garrison,Recorder.
IN THE DISTRICT COURT OF IOWA IN AND FOR MADISON COUNTY:

This Indenture Made this 8th day of February A.D.1923, between Charles Clark, sole referee in the case of Elizabeth Higgs, Plaintiff, and Charles A.Higgs, et al., defendants, party of the first part, and C.A.Brittain, party 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 Elizabeth Higgs was plaintiff, and Charles A.Higgs et al., are defendants. The said party of the first part was on the 3rd day of May A.D.,1922, duly appointed by said court as referee to make partition of the following described real estate to-wit:

The North East Quarter of the South East Quarter of Section Nineteen; and the North West Quarter of the South West Quarter of Section Twenty, all in Township Seventy Seven North, Range Twenty Seven west of the 5th P.M.,Iowa.

And it then and there having been made to appear to the court that said property can not be equitably divided into the requisite number of shares the said court on the 3rd day of May A.D.,1922, caused an order to be entered directing said referee to sell the said premises at private sale. And Whereas on the 11th day of September A.D.1922, the said referee did then and there sell said real estate to C.A. Brittain for the sum of Eleven Thousand Dollars he being the highest and best bidder thereon and that being the highest and best offer he was able to get for said real estate. And Whereas on the 3rd day of October A.D.1922, the said court approved and confirmed said sale, by order directed the said party of the first part to execute to the party of the second part a conveyance in due form of law for the said real estate so sold by him as aforesaid. Now Therefore this indenture witnesseth that in consideration of the premises and the said sum of Eleven Thousand Dollars so paid by the said party of the second part in conformity with the law and in obedience to the orders of this court, I, Charles Clark, party of the first part, do by these presents grant, sell and convey unto the said C.A. Brittain, party of the second part, and to his heirs and assigns forever, the following described real estate to-wit: The Northeast Quarter of the South East Quarter of Section Nineteen; and the North West Quarter of the South West Quarter of Section Twenty, all in Township Seventy-seven North, Range Twenty Seven West of the 5th P.M.,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.

Charles Clark, Sole Referee.

State of Iowa, Madison County, ss.

Be It Remembered, that on this 8th day of February, A.D.1923, before the undersigned, a notary public in and for said County personally came Charles Clark to me personally known to be the identical person whose name is subscribed to the foregoing deed as referee and acknowledge the execution of the instrument to be his voluntary act and deed as referee for the purposes therein mentioned.

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

A.W.Wilkinson,

Notary Public in and for Madison County, Iowa.

State of Iowa, Madison County, ss.

IN THE DISTRICT COURT. The foregoing deed by said referee this day returned into court for approval, and it appearing to the court that he had complied with all the requirements of law and the orders and decrees of this court in the 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 the court said approval is hereby certified and endorsed thereon by the undersigned. DISTRICT

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

Minnie A.Tyer,
Clerk of the District Court.

COURT
SEAL

