

Deed Record, No. 77, Madison County, Iowa

J. H. WELCH PRtg. CO., DES MOINES 7559

Lena Akin Admrx

#1082

Filed for record the 16 day of February
A.D. 1939 at 4:15 o'clock P.M.
Pearl E. Shetterly, Recorder

To

Fee \$1.00 ✓

Gilbert Akin

ADMINISTRATORS DEED

KNOW ALL MEN BY THESE PRESENTS: THAT WHEREAS, on the 18th day of October A.D. 1938 Lena Akin as administratrix of the estate of Lewis Akin late of the County of Madison within the State of Iowa how deceased filed her petition in the District Court of Iowa, within and for the County of Madison against Ona Lonacker, Jessie Braman, Gilbert Akin, Fay Burger, Ray Akin, Opal Burger, Emory Akin, Jesse Heubrock, Charley Heubrock, Joyce Heubrock Bell, Lena May Ballentine, Coila Jean Ballentine, Kenneth Newton, Paul Newton, Phillip Newton, Donald Newton and Lena Akin heirs-at law of said decedent, praying for an order of said Court, directing him to make sale of of the real estate of said decedent, to-wit:

Tract 1.

The Northwest Quarter($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Twenty-eight (28) in Township Seventy-seven (77) North of Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

Tract 3.

Commencing at the Southwest corner of the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Thirty-three (33) running thence West 10.8 rods, thence South 10.6 rods to North Branch, thence in a Northeasterly direction with the meanderings of said creek to a point 12 rods East of the place of beginning, thence West to the Place of beginning, and the

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Northwest Quarter($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Thirty-three (33) in Township Seventy-seven (77) North of Range Twenty-seven (27) West of the 5th P.M., except a tract described as follows: Commencing at the Southeast Corner of said Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) running thence North 20 rods, thence South 45° West 28.04 rods, thence East to the place of beginning.

Tract 4.

The Northeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Thirtythree (33) in Township Seventy-seven (77) North of Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

Tract 5.

An undivided one-sixth interest in and to Lots Four(4) Five (5) and Six (6) in the Northeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section One ($\frac{1}{4}$) ⁱⁿ Township Seventy-five (75) North, of Range Twenty-eight (28) West of the 5th P.M., also a tract described as follows: Commencing at a point 11 rods $14\frac{1}{2}$ links, West of the Northeast corner of said Northeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) running thence West 24 rods $22\frac{1}{4}$ links, thence South 12 rods $29\frac{1}{4}$ links, thence East 24 rods $22\frac{1}{4}$ links, thence North 12 rods $29\frac{1}{4}$ links to place of beginning, Being Lots Two(2) and a part of Lot Three(3) of said Northeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) also a tract of land two rods in width East and West off the west side of the following described tract, to-wit: Commencing at the Northeast corner of said Northeast Quarter($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) running thence West 11 rods $14\frac{1}{2}$ links, ~~thence South 12 rods $29\frac{1}{4}$ links,~~ thence South 12 rods $29\frac{1}{4}$ links, thence East 11 rods $14\frac{1}{2}$ links, thence North 12 rods $29\frac{1}{4}$ links to place of beginning, being a part of Lot One (1) of said Northeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) according to recorded plat thereof in Deed Record 31 at page 26 thereof, in Madison County, Iowa.

AND WHEREAS, it appearing to the Court that a sale of said real estate was necessary for the payment of the debts of said decedent's estate, it was by said Court ordered, adjudged and decreed that the said Lena Akin, administratrix proceed to make sale of said real estate aforesaid, at private sale, at not less than the appraised value thereof; and having sold said premises to Gilbert Akin for the sum of Two Hundred and 00/100...(\$200.00)..Dollars, which sum was in excess of the appraised value thereof; and said sum having been paid by the said Gilbert Akin.

AND WHEREAS, the said Court afterwards approved and confirmed the sale, ordered the said Lena Akin, administratrix to make and execute a deed to the said Gilbert Akin for said premises, according to the statute in such case made and provided:

NOW, THEREFORE, I Lena Akin as administratrix of the estate of Lewis Akin deceased, as aforesaid, in consideration of the sum of Two Hundred and 00/100 (\$200.00) DOLLARS, to me in hand paid, the receipt whereof is hereby acknowledged and by virtue of the powers in me vested by law, and by the order of said Court, do hereby, GRANT, BARGAIN, SELL AND CONVEY unto the said Gilbert Akin the real estate aforesaid, with all and singular the appurtenances thereunto belonging. To Have and to Hold the same unto the said Gilbert Akin his heirs and assigns forever.

In Testimony Whereof, I Lena Akin as such administratrix have hereunto set my hand and seal this 19th day of January A.D.1939.

Lena Akin
Administratrix of the estate of Lewis Akin Deceased

STATE OF IOWA, Madison County, ss:

Be It Remembered, That on the 19th day of January A.D. 1939 before the undersigned, a Notary Public within and for said County, personally appeared Lena Akin, Administratrix of the estate of Lewis Akin 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 her

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voluntary act and deed, and that she executed the same for the purposes therein mentioned.

Witness my hand and seal the day last above written.

(Notarial Seal)

Lois Martin
Notary Public in and for Madison County, Iowa

STATE OF IOWA, Madison County, ss:

In The District Court of Said County.

I, P. E. Rose, Clerk of the District Court in and for Said County, do hereby certify that the foregoing deed executed by Lena Akin, administratrix as stated therein, to Gilbert Akin having been by the said Lena Akin returned into Court for approval, and it appearing to the Court that the said Lena Akin has complied with all the requirements of the law and of this Court in making such sale and conveyance, it was therefore ordered that the said sale and the foregoing deed of conveyance be and the same were on the 19th day of January 1939 approved by said Court.

Witness my hand and the seal of said Court hereto affixed, this.....day of January A.D. 1939.

(District Court Seal)

COMPALED

By _____

P.E. Rose
Clerk District Court
Deputy