

Deed Record, No. 77, Madison County, Iowa

J. H. WELCH PRtg. CO., DES MOINES 7859

Ralph J. Emerson, Administrator

#859

Filed for record the 7 day of February A.D.1939 at 2:18 o'clock P.M.

To

Fee \$.70 ✓

Maude Bullin

Pearl E. Shetterly, Recorder

ADMINISTRATOR'S DEED

4296 ✓

KNOW ALL MEN BY THESE PRESENTS:

That Whereas, On the 7th day of January A.D.1939 Ralph J. Emerson, as Administrator with will annexed of the estate of Elizabeth Clifton late of the County of Madison Within the State of Iowa now deceased, filed his petition in the District Court of Iowa, within and for the County of Madison against Clyde H. Barker, Ivy June Greger, Cora M. Travis, Ray H. Clifton, Robert Clifton, Kenneth F. Clifton, Mary S. Hagen, Martha Anderson Elerton, William A. Howard, Mabel White, Mabel F. Roseen, S. C. Whitehouse, Esther G. Speicher, Lila D. Heemstra, Marjorie Neville Charlotte Griswold, Elizabeth Rupert, Enoch J. Anderson, Aural Anderson Hamilton, Ralph D. Minard, Clyde A. Minard, Lois C. Husted, W. D. Kale, Dr. E. F. Griffith and Peru Telephone Co., claimants, devisees, legatees and heirs-at-law of said decedent, praying for an order of said Court, directing him to make sale of the real estate of said decedent, to-wit:

Outlots 1, 2 and 3 in the Northeast Quarter of the Northwest Quarter of Section 11, and the Southeast Quarter of the Southwest Quarter except 10.28 acres in the Southwest corner thereof in Section 2, all in Township 74 North, Range 27, West of the 5th P.M., Madison County, Iowa.

FILED JAN 7-1939

P. E. Rose Clerk of District Court

..... Deputy

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 Ralph J. Emerson, Administrator with will annexed, 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 Maude Bullin for the sum of One Thousand Six Hundred, Fifteen and 69/100 DOLLARS, which sum was above the appraised value thereof; and said sum having been paid by the said Maude Bullin and whereas, the said Court afterwards approved and confirmed the sale, ordered the said Administrator to make and execute a deed to the said Maude Bullin for said premises, according to the statute in such case made and provided:

NOW THEREFORE, I Ralph J. Emerson, as Administrator with will annexed of the estate of Elizabeth Clifton, deceased, as aforesaid, in consideration of the sum of One Thousand, Six Hundred, Fifteen and 69/100 Dollars, to me in hand paid, the receipt whereof is hereby acknow-

ledged, and by virtue of the powers in me vested by law, and by order of said Court, do hereby the real estate aforesaid, with all and singular the appurtenances thereunto belonging. To have and to hold the by grant, bargain, sell and convey unto the said Maude Bullin/his heirs and assigns forever.

Maude Bullin

IN TESTIMONY WHEREOF, I Ralph J. Emerson as such Administrator with will annexed have hereunto set my hand and seal this 7th day of January A.D.1939

Ralph J. Emerson
Administrator with will annexed of the estate of
Elizabeth Clifton, Deceased.

STATE OF IOWA, Madison County, ss.

BE IT REMEMBERED, That on the 7th day of January A.D.1939 before the undersigned Charles D. Van Werden, a Notary Public within and for Madison County, Iowa, personally appeared Ralph J. Emerson of Peru, Madison County, Iowa, Administrator with will annexed of the estate of Elizabeth Clifton deceased, to me personally known to be the identical person, whose name is subscribed to the foregoing deed as grantor, and acknowledge the same to be his voluntary act and deed, and that he executed the same for the purposes therein mentioned.

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WITNESS my hand and Notarial seal the last day above written.

(Notarial Seal)

Charles D. Van Werden
Notary Public In and for Madison County, Iowa.

APPROVAL AND CONFIRMATION

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 Madison County, Iowa, do hereby certify that the foregoing deed executed by Ralph J. Emerson, Administrator with will annexed as stated herein, to Maude Bullin having been by the said Ralph J. Emerson returned into Court for approval, and it appearing to the Court that the said Ralph J. Emerson 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 by and the same were on the 7th day of January A.D. 1939, approved by said Court.

WITNESS my hand and the seal of said Court hereto affixed, this 7th day of January A.D. 1939.

(District Court Seal)

COMPARED

P.E. Rose Clerk District Court
By Deputy