

Deed Record, No. 77, Madison County, Iowa

J.F.Wilcox, Sole Referee

#1369

Filed for record the 2 day of
March A.D.1939 at 3:15 O'clock
P.M.

To

Fee \$3.70 ✓

H.R.Wood

16812

FILED Feb 27 1939

Pearl E. Shetterly, Recorder
F.E.Rose Clerk of District Court
..... Deputy COMPAREDREFEREE'S DEED

THIS INDENTURE, Made the 25th day of February, A.D.1939, between J.F.Wilcox, Sole Referee, party of the first part, and H.R.Wood, 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 D.W.Bates, Superintendent of Banking of the State of Iowa, Receiver of the Madison County Savings Bank, of Winterset, Iowa, was plaintiff, and W.T.Smith, et al, were defendants, the said party of the first part was, on the 12th day of October, A.D.1938, duly appointed by said Court as Referee, to make partition of the following described real estate, to-wit:

The East Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Twenty-five (25), Township Seventy-four (74) North, Range Twenty-nine (29), and the North-west Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Thirty (30), Township Seventy-four (74) North, Range Twenty-eight (28), West of the 5th L.M.,

and it appearing to the Court that the said property cannot be equitably divided into the requisite number of shares, the Court on the 12th day of October, A.D.1938, caused an order to be entered directing said Referee to sell said premises either at public auction or at private sale, but if at private sale for not less than the appraised value thereof.

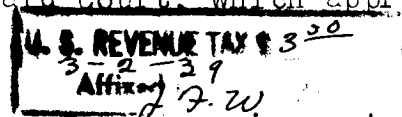
AND, WHEREAS, in pursuance of such order, the said Referee caused said real estate to be re-appraised by three appraisers appointed by Order of said Court, which appraisers re-appraised said real estate to be of the value of \$2850.00.

AND, WHEREAS, said Referee, pursuant to said Order of Court and re-appraisal, did sell said real estate to H.R.Wood for the sum of \$2900.00.

AND, WHEREAS, on the 14th day of January, A.D.1939, the said Court approved and confirmed said sale and by order directed the said party of the first part to execute to the said party of the second part a Conveyance in due form of law, for the said parcel of land so sold to him as aforesaid, upon payment of the balance of the purchase price.

AND, WHEREAS, the said party of the second part has paid to the party of the first part the full amount of said purchase price as aforesaid.

NOW, THEREFORE, THIS INDENTURE WITNESSETH, that in consideration of the premises, and of the said sum of \$2900.00, so bid and paid by the party of the second part, in conformity with the law and in obedience to the orders of said Court, I, J.F.Wilcox, Sole Referee, party of the first part, do by these presents grant, sell and convey unto the said H.R.Wood, party of the second part, and to his heirs and assigns, the said parcel of Real Estate, described as follows, to-wit:



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

The East Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Twenty-five (25), Township Seventy-four (74) North, Range Twenty-nine (29), and the Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Thirty (30), Township Seventy-four (74) North, Range Twenty-eight (28), West of the 5th P.M.,

lying and being situated in the County of Madison and State of 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 hands the date first above written.

J.F.Wilcox
Sole Referee

STATE OF IOWA MADISON COUNTY) SS:

Be It Remembered. That on the 25th day of February, A.D.1939, before the undersigned Shirley A. Webster Notary Public in and for said County, personally came J.F.Wilcox, Sole Referee, to me personally known to be the identical person whose name is subscribed to the foregoing deed as Referee, and acknowledged 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 the day and year above written.

(Notarial Seal)

Shirley A. Webster

STATE OF IOWA MADISON COUNTY) SS:

I, P.E.Rose, Clerk of the District Court of said County, do hereby certify that the sale of lands described in the within conveyance to H.R.Wood was reported to the District Court aforesaid on the 12th day of October, 1938, and on the 14th day of January, 1939, said sale was approved by said Court, by order and decree confirming the same.

WITNESS my hand and the seal of said Court, this 27th day of February, 1939.

(District Court Seal)

P.E.Rose
Clerk of District Court.