

Deed Record, No. 77, Madison County, Iowa

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

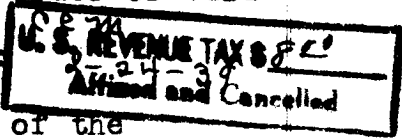
C. C. McCleary, Administrator	#1240	Filed for record the 24 day of February
To		A.D. 1939 at 11:57 A.M.
	Fee \$.70	Pearl E. Shetterly, Recorder
H. R. Vincent	4280	FILED FEB 9-1939
ADMINISTRATOR'S DEED		P. E. Rose Clerk of District Court,
		Deputy Compared

KNOW ALL MEN BY THESE PRESENTS:

That Whereas, On the 29th day of June A.D. 1938 C.C. McCleary, as Administrator with will annexed of the estate of J. F. McCleary, 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 Lucy Pearl Severns, Ward McCleary, Bertine McCleary Brooker, Evelyn McCleary Eichner, Jefferson Cemetery Association, G.H. Griswold, Union State Bank of Winterset Iowa, and Dr. John F. Veltman, 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:

East Half of the Southwest Quarter and the West Half of the Southwest Quarter of the Southeast Quarter of Section 1; and the Northeast Quarter of the Northwest Quarter and the West Half of the Northwest Quarter of the Northeast Quarter of Section 12, all in Township 76 North, Range 27, West of the 5th P. M., Iowa,

AND WHEREAS, It appearing to the Court that a sale of said real estate was necessary for



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the payment of the debts of said decedent's estate, it was by said Court ordered, adjudged and decreed that the said C.C. McCleary 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 H. R. Vincent for the sum of Eight Thousand Dollars, which sum was above the appraised value thereof; and said sum having been paid by the said H. R. Vincent and whereas, the said Court afterwards approved and confirmed the sale, ordered the said C. C. McCleary to make and execute a deed to the said H. R. Vincent for said premises, according to the statute in in such case made and provided:

NOW THEREFORE, I, C. C. McCleary, as Administrator WWA of the estate of J. F. McCleary, deceases, as aforesaid, in consideration of the sum of Eight Thousand 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 order of said Court, do hereby grant, bargain, sell and convey unto the said H. R. Vincent, the real estate aforesaid, with all and singular the appurtenances thereunto belonging. To have and to hold the same unto the said H. R. Vincent his heirs and assigns forever.

IN TESTIMONY WHEREOF, I, C. C. McCleary as such Administrator with will annexed have hereunto set my hand and seal this 9th day of February A.D. 1939

C.C. McCleary
Administrator WWA of the estate of J.F. McCleary, Deceased.

STATE OF IOWA, Madison County, ss.

BE IT REMEMBERED, That on the 9th day of February A.D. 1939 before the undersigned Charles D. Van Werden, a Notary Public within and for Madison County, Iowa, personally appeared C.C. McCleary of St. Charles, Iowa Administrator with will annexed of the estate of J.F. McCleary 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 Notarial seal the last day above written.

(Notarial Seal) Charles D. Van Werden
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 C.C. McCleary, Administrator with will annexed of the estate of J. F. McCleary, deceased, as stated herein, to H. R. Vincent having been by the said C.C. McCleary returned in to Court for approval, and it appearing to the Court that the said C.C. McCleary 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 9th day of February A.D. 1939, approved by said Court.

WITNESS my hand and the seal of said Court hereto affixed, this 9th day of February A.D. 1939.
(District Court Seal) By P. E. Rose Clerk District Court
Deputy