

Deed Record, No. 77, Madison County, Iowa

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

Will J. Smith, Referee	#1470	Filed for record the 6 day of March A.D. 1939 at 2:55 o'clock P.M.
To		Pearl E. Shetterly, Recorder
C. F. Hardy	Fee \$.70	FILED MAR 1-1939 14713 P.E. Rose Clerk of District Court.
	<u>REFEREE'S DEED</u>	Deputy COMPARED

THIS INDENTURE made this 1st day of March 1939, by and between Will J. Smith, as Referee, Party of the First Part, and C. F. Hardy, Party of the Second Part, Witnesseth as follows:-

That, WHEREAS, in an action of partition in the District Court of the State of Iowa in and for Madison County, wherein Francis Harrell and Stella Jones were plaintiffs and Earl Rollstin, et al., were defendants, said Party of the First Part was on the 10th day of March 1931 duly appointed by said Court as Referee to sell the following described real estate situated in Madison County, Iowa, to-wit:-

The East Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of
Section thirty-five (35), Township Seventy-six (76)
North, Range Twenty-nine (29) West of the 5th P.M.,

WHEREAS, in said Decree of partition B.F. Jones and Will J. Smith were appointed Referees to sell said real estate; and

WHEREAS B. F. Jones is deceased, and Will J. Smith has acted as Sole Referee and now reports as such.

Whereas on the 10th day of October 1938, Will J. Smith, as said Referee, reported to the Court the sale of said real estate to Fred Hardy for the sum of Four Thousand Two Hundred (\$4,200.00) Dollars.

WHEREAS, on the 10th day of October 1938, the Court made and entered of record an Order approving the sale of said real estate to Fred Hardy for the sum of Four Thousand Two Hundred (\$4,200.00) Dollars;

WHEREAS, the said Fred Hardy desires that this Deed be made to him under the title of C. F. Hardy, and he reports to the Court that C. F. Hardy is one and the same person as Fred Hardy heretofore referred to.

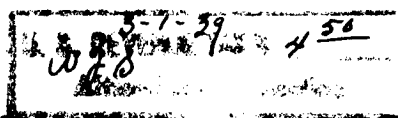
NOW, THEREFORE, this Indenture witnesseth that in consideration of the premises and of the sum of Four Thousand Two Hundred (\$4,200.00) Dollars in hand paid by C. F. Hardy, I, Will

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J. Smith, Referee, Party of the First Part, do by these presents grant, sell and convey unto the said C. F. Hardy and to his heirs and assigns said real estate above described, to-wit:-

The East Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of
Section Thirty-five (35), Township Seventy-six (76)
North, Range Twenty-nine (29) West of the 5th P.M.



TO HAVE AND TO HOLD THE same to the Party of the Second Part as fully and as absolutely as the said Party of the First Part by virtue of these presents might and could sell the same.

IN WITNESS WHEREOF, I have hereunto set my hand the date first above written.

Will J. Smith
R E F E R E E

STATE OF IOWA, MADISON COUNTY)ss:

On this 1st day of March 1939, before me, a Notary Public in and for Madison County, Iowa, personally appears Will J. Smith, Referee in the above entitled partition proceedings, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.

(Notarial Seal)

Dorothy D. Longenecker
Notary Public in and for Madison County, Iowa.

STATE OF IOWA, MADISON COUNTY)ss:

The foregoing Deed of conveyance being by said Referee this day returned into Court for approval, and it appearing to the Court that the Referee has complied with all the requirements of the law, and the Orders and Decrees of the Court in making said sale and conveyance, it is therefore ordered by the Court that sale and conveyance of said premises be and the same are hereby approved, and by direction of said Court said approval is now ^{and} hereby certified to, and the same is endorsed hereon.

WITNESS MY HAND and seal of said Court this 1st day of March 1939.

(District Court Seal)

COMPLAINT

F. E. Rose
Clerk of the District Court in and for Madison County, Iowa.