

Deed Record, No. 77, Madison County, Iowa

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

|                                   |                             |                                                   |
|-----------------------------------|-----------------------------|---------------------------------------------------|
| <del>Ralph J. Emerson, Admr</del> | 1662                        | Filed for record the 13 day of March              |
| To                                |                             | A. D. 1938 at 3:00 o'clock P. M.                  |
|                                   | Fee \$ .70                  | Pearl E. Chatterly, Recorder 4293                 |
| Flavy and Alice Oglesbee          |                             | FILED DEC 20 1938 P. E. Rose Clerk District Court |
|                                   | <u>ADMINISTRATOR'S DEED</u> | Deputy                                            |
|                                   |                             | COMPARED                                          |

KNOW ALL MEN BY THESE PRESENTS:

That Whereas, On the 16th day of December A.D. 1938 Ralph J. Emerson, as Administrator with will annexed of the estate of Elizabeth Clifton late of the County of Madison, Within the State now deceased, filed his petition in the District Court of Iowa of Iowa, within and for the County of Madison against Clyde H. Barker, Ivy June Greger, Cora M. Travis, Ray F. 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, Iila D. Heemstra, Marjorie Neville, Charlotte Griswold, Elizabeth Rupert, Enoch J. Anderson, Aurel Anderson Hamilton, Ralph D. Minard, Clyde A. Minard, Lois C. Husted, W. D. Kale, Dr. E. F. Griffith, Peru Telephone Co. and Maude Bullin, 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:

.32 acre in the West Central Part of the Northwest Quarter of the Southwest Quarter of the Northeast Quarter of Section 11, Township 74 North, Range 27 West of the 5th P.M. 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 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 Flavy Oglesbee and Alice Oglesbee for the sum of Two Hundred and no/100 DOLLARS, which sum was the appraised value thereof; and said sum having been paid by the said Flavy Oglesbee and Alice Oglesbee and whereas, the said Court afterwards approved

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and confirmed the sale, ordered the said Administrator to make and execute a deed to the said Flavy Oglesbee and Alice Oglesbee 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 Two Hundred DOLLARS to me in and 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 Flavy Oglesbee and Alice Oglesbee the real estate aforesaid, with all and singular the appurtenances thereunto belonging. To have and to hold the same unto the said Flavy Oglesbee and Alice Oglesbee his heirs and assigns forever.

IN TESTIMONY WHEREOF, I Ralph J. Emerson as such Administrator with will annexed have hereunto set my hand and seal this 16th day of December A.D. 1938.

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 16th day of December A.D. 1938 before the undersigned Charles D. Van Werden, a Notary Public within and for ----- County, Iowa, personally appeared Ralph J. Emerson of Peru, 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 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.

Charles D. Van Werden . . . . .

(Notarial Seal)

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 Flavy Oglesbee and Alice Oglesbee 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 be and the same were on the 20th day of December A.D. 1938, approved by said Court.

WITNESS my hand and the seal of said Court hereto affixed, this 20th day of December A.D. 1938.

(District Court Seal)

**COMPARED**

P. E. Rose  
Clerk District Court

By \_\_\_\_\_, Deputy