

Deed Record, No. 77, Madison County, Iowa

J. H. WELCH PRtg. CO., DES MOINES 7889

Ralph J. Emerson, Administrator

#2132

To

Fee \$.70

L. E. Simmons

4293

Filed for record the 22 day of March
A.D. 1939 at 9:50 o'clock A.M.Pearl E. Shetterly, Recorder
FILED MAR 9-1939 P. E. ROSE Clerk of District
----- Deputy Court

COMPARED

ADMINISTRATOR'S DEED

KNOW ALL MEN BY THESE PRESENTS: That Whereas, On the 17 day of September 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 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. P. 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:

North Half of the Southwest Quarter of Section 14, 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 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 L.E. Simmons for the sum of Eight Hundred DOLLARS, which sum was the appraised value thereof; and said sum having been paid by the said L. E. Simmons and whereas, the said Court afterwards approved and confirmed the sale, ordered the said Administrator to make and execute a deed to the said L. E. Simmons 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 Eight Hundred and

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no/100 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 L. E. Simmons the real estate aforesaid, with all and singular the appurtenances thereunto belonging. To have and to hold the same unto the said L. E. Simmons 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 9th day of March 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 9th day of March 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, 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.

(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 Ralph J. Emerson, Administrator with will annexed, as stated herein, to L. E. Simmons 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 are were on the 9th day of March A.D. 1939, approved by said Court.

WITNESS my hand and the seal of said Court hereto affixed, this 9th day of March, A.D.

1939.
(District Court Seal)

P. E. ROSE Clerk District Court
By _____ Deputy