

Deed Record, No. 77, Madison County, Iowa

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

F. S. YOUNKIN REFEREE

#2391

To

Fee \$.70 ✓

Glenn Newton

Filed for record the 27 day of March
A.D. 1939 at 2:40 o'clock P.M.

Pearl E. Shetterly, Recorder

FILED MAR 25 1939

P. E. Rose Clerk of District Court

Deputy COMPARED 16607

REFEREE'S DEED

THIS INDENTURE, Made the 18th day of February A.D. 1939 between F. S. YOUNKIN, sole
referee Referees, of the first part, and GLENN NEWTON 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 Aura Cross was plaintiff, and Kate Bair, et al, were defendants, the
said parties of the first part were, on the 20th day of March A.D. 1937, duly appointed by
said Court as Referees, to make partition of the following described Real Estate, to-wit:

Southwest Quarter $SW\frac{1}{4}$) of the Southeast Quarter
($SE\frac{1}{4}$) of the Southeast Quarter ($SE\frac{1}{4}$) of Section
Ten (10) Township Seventy-five (75), North, Range
Twenty-eight (28) West of the 5th P.M., Madison County, Iowa

and it appearing to the Court that the said property cannot be equitably divided into the
requisite number of shares, the Court on the 27th day of December A.D. 1938 caused an order
to be entered directing said Referees to sell said premises on the following terms, to-wit:

AND, WHEREAS, in pursuance of such order, the said Referees caused four weeks' notice of
the time and place of said sale to be given, by posting up notices thereof at three public

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places in Madison County, one of which was at the Court House in Madison County, Iowa where the last District Court was held, and by causing two publications thereof to be made in the Winterset News a newspaper printed in said County, immediately before the day of sale;

AND, WHEREAS, the said Referees, in pursuance of said notice and the order of the Court, did, on the 20th day of January A.D. 1939, at the hour of 10 o'clock in the fore noon, at the South Front Door of the Court House in Winterset, Iowa expose and offer for sale at public auction, the aforesaid Real Estate, and did then and there sell at public auction to GLENN NEWTON the following described parcel of said lands, for the sum of One Hundred Fifteen (\$115.00).. DOLLARS, he being the highest and best bidder therefor;

AND, WHEREAS, the said Glenn Newton party of the second part, has paid to the parties of the first part the said sum of money so bid, as aforesaid;

AND, WHEREAS, on the 21st day of February A.D. 1939, the said Court approved and confirmed said sale, and by order directed the said parties 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.

NOW, THEREFORE, THIS INDENTURE WITNESSETH, that in consideration of the premises, and of the said sum of One Hundred Fifteen (\$115.00) DOLLARS 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, F. S. Younkin sole Referee, parties of the first part, do by these presents grant, sell and convey unto the said Glenn Newton party of the second part, and to his heirs and assigns, the said parcel of Real Estate, described as follows, to-wit:

Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$)
of the Southeast Quarter (SE $\frac{1}{4}$) of Section Ten (10) Township
Seventy-five (75) North, Range Twenty-eight (28) West
of the 5th P. M., Madison County, Iowa

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 parties of the first part, by virtue of the premises, might and could sell the same.

IN WITNESS WHEREOF, we have hereunto set our hands the date first above written.

F. S. Younkin Referee

STATE OF IOWA, Madison County)ss:

BE IT REMEMBERED, That on the 18th day of February A.D. 1939, before the undersigned, Lois Martin a Notary Public in and for said County, personally came F. S. Younkin to me personally known to be the identical persons whose names are subscribed to the foregoing deed as Referees and acknowledged the execution of the instrument to be their voluntary act and deed, as Referees, for the purposes therein mentioned.

WITNESS my hand and official seal the day and year above written.

(Notarial Seal)

Lois Martin
Notary Public in and For Madison County, Iowa

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 ~~said~~ lands described in the within conveyance to Glenn Newton was reported to the District Court aforesaid on the 15th day of February 1939 and on the 21st day of February 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 25th day of March 1939.

(District Court Seal)

P. E. Rose Clerk District Court
Deputy