

Deed Record, No. 77, Madison County, Iowa

J. H. WELCH PRtg. CO., DES MOINES 7659

Ella Thomas, Executrix

#3713

Filed for record the 27 day of May
A.D. 1939 at 9:20 o'clock A.M.
Pearl E. Shetterly, Recorder

To
Kate Z. Kale & Agnes Hartley
Trustee & Administratrix

Fee \$.70

FILED MAY 2-1939
P. E. Rose Clerk of District Court
Deputy COMPARED

EXECUTRIX' DEED

KNOW ALL MEN BY THESE PRESENTS: THAT WHEREAS, on the 25th day of January, 1939, Ella Thomas, as Executrix of the Estate of George C. Thomas, late of the County of Madison, within the State of Iowa, filed her petition in the District Court of Iowa, within and for the County of Madison, against Ella Thomas; Harry M. Thomas; Floyd J. Thomas; Dale H. Thomas; Vern Thomas; Mamie Dell

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Hammans; Tidrick Funeral Home; Clair Burd; The Winterset Madisionian; Bankers Life Company of Des Moines, Iowa; Kate Z. Kale; Agnes Hartley, Trustee and Administratrix of the Estate of Martin Hartley, Deceased; Madison County, Iowa, praying for an order of Court directing her to sell and convey the following described real estate, to-wit:

REVENUE 3.00
3.2.37
8425

The South Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Twenty-two (22), Township Seventy-five (75) North, Range Twenty-nine (29), West of the 5th P.M., Madison County, Iowa,

to Kate Z. Kale and Agnes Hartley, Trustee and Administratrix of the Estate of Martin Hartley, Deceased, in satisfaction of the mortgage indebtedness against said real estate, and in satisfaction of the claim of said mortgagees against said estate.

AND WHEREAS, it appearing to the Court that a sale of said real estate was necessary for the payment of the debts of decedent's estate, it was by said Court ordered, adjudged and decreed that the said Ella Thomas, Executrix of the Estate of George C. Thomas, Deceased, proceed to make sale and conveyance of said real estate hereinbefore described to the said Kate Z. Kale and Agnes Hartley, Trustee and Administratrix of the Estate of Martin Hartley, Deceased.

NOW, THEREFORE, I, Ella Thomas, as Executrix of the Estate of George C. Thomas, Deceased, as aforesaid, in consideration of the sum of \$3000.00, to me in hand paid, the receipt whereof is hereby acknowledged, and by virtue of the powers in me vested by law, and by the order of said Court, do hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Kate Z. Kale and Agnes Hartley, Trustee and Administratrix of the Estate of Martin Hartley, Deceased, the real estate aforesaid, with all and singular the appurtenances thereto belonging. To Have and to Hold the same unto the said Kate Z. Kale and Agnes Hartley, Trustee and Administratrix of the Estate of Martin Hartley, Deceased, Their heirs and assigns forever.

In Testimony Whereof, I, Ella Thomas, as such Executrix, have hereunto set my hand and seal this 11th day of February, 1939.

Ella Thomas
Executrix of the Estate of George C. Thomas,
Deceased.

STATE OF IOWA, MADISON COUNTY)ss:

Be It Remembered, That on the 11th day of February, A.D. 1939, before the undersigned, a Notary Public within and for said County, personally appeared Ella Thomas, Executrix of the Estate of George C. Thomas, 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 her voluntary act and deed, and that she executed the same for the purposes therein mentioned.

Witness my hand and seal the day last above written.

(Notarial Seal)

Shirley A. Webster.
Notary Public in and for Said County.

STATE OF IOWA, MADISON COUNTY)ss:

I, P. E. Rose, Clerk of the District Court in and for said County, do hereby certify that the foregoing deed executed by Ella Thomas, Executrix of the Estate of George C. Thomas, Deceased, as stated therein, to Kate Z. Kale and Agnes Hartley, Trustee and Administratrix of the Estate of Martin Hartley, Deceased, having been by the said Ella Thomas, Executrix of the Estate of George C. Thomas, Deceased, returned into Court for approval, and it appearing to the Court that the said Ella Thomas, Executrix of the Estate of George C. Thomas, Deceased, 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 8th day of February, 1939, approved by said Court.

Witness my hand, and the seal of said Court, hereto affixed, this 11th day of February, A.D. 1939.

(District Court Seal)

P. E. Rose
Clerk of the District Court.