

Deed Record, No. 77, Madison County, Iowa

Harry F. Anderson, Sole Referee

#4214

Filed for record the 28 day of
June A.D.1939 at 9:00 o'clock
A.M.

To

Fee \$.70 ✓

Charles O. Dabney, et al

Pearl E. Shetterly, Recorder

REFEREE'S DEED

FILED FEB 27 1939 P.E. Rose Clerk of District
Court Deputy 16811

THIS INDENTURE, Made the 27th day of February, A.D.1939, between Harry F. Anderson, Sole Referee, party of the first part, and Charles O. Dabney and Doris Dabney Vincent, parties of the second part,

WITNESSETH: That, whereas, in an action of partition in the District Court of the State of Iowa, in and _ Madison County, wherein Mary Dabney was plaintiff, and Harry F. Anderson, Trustee, et al, were defendants, the said party of the first part was, on the 15th day of October, A.D.1938, duly appointed by said Court as Referee, to make partition of the following described real estate, to-wit:

The Northwest Quarter ($\frac{1}{4}$) of Section Twenty-five (25) Township Seventy-four (74) 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 15th day of October, A.D.1938, caused an order to be entered directing said Referee to sell said premises either at public auction or at private sale, but if at private sale for not less than the appraised value thereof.

AND, WHEREAS, in pursuance of such order, the said Referee caused four weeks' notice of the time and place of said sale to be given, by posting up notices thereof at three public places in Madison County, one of which was at the Court House in Winterset where the last District Court was held, and by causing two publications thereof to be made in the Winterset Madisonian, a newspaper printed in said County, immediately before the day of sale;

AND, WHEREAS, the said Referee, in pursuance of said notice and the order of the Court, did, on the 28th day of December, A.D. 1938, at the hour of ten o'clock in the forenoon, at the Court House in Winterset, Madison County, Iowa, expose and offer for sale at public auction, the aforesaid real estate, and did then and there sell at public auction to Charles O. Dabney and Doris Dabney Vincent the following described parcel of said lands, for the sum of \$2920.00, they being the highest and best bidders therefor;

AND, WHEREAS, on the 28th day of December, A.D.1938, the said Court approved and confirmed said sale, and by order directed the said party of the first part to execute to the said parties of the second part a Conveyance in due form of law, for the said parcel of land so sold to them as aforesaid.

AND, WHEREAS, the said Charles O. Dabney and Doris Dabney Vincent, parties of the second part, have paid to the party of the first part the said sum of money so bid, as aforesaid.

NOW, THEREFORE, THIS INDENTURE WITNESSETH, that in consideration of the premises, and of the said sum of \$2920.00, so bid and paid by the parties of the second part, in conformity with the law and in obedience to the orders of said Court, I, Harry F. Anderson, Sole Referee, party of the first part, do by these presents grant, sell and convey unto the said Charles O. Dabney and Doris Dabney Vincent, parties of the second part, and to their heirs and assigns, the said parcel of Real Estate, described as follows, to-wit:

The Northwest Quarter ($\frac{1}{4}$) of Section Twenty-five (25) Township Seventy-four (74) 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.

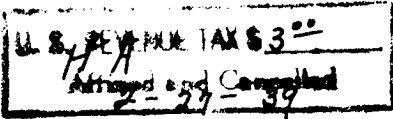
To have and to hold the same to the parties of the second part, as fully and absolutely

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J. H. WELCH PRtg. CO., DES MOINES 7689

as the said party of the first part, by virtue of the premises, might and could sell the same.

In Witness Whereof, I have hereunto set my hand the date first above written.



STATE OF IOWA MADISON COUNTY)SS:

Harry F. Anderson
Sole Referee

Be It Remembered, That on the 27th day of February, A.D.1939, before the undersigned, Shirley A.Webster Notary Public, in and for said County, personally came Harry F.Anderson, Sole Referee, to me personally known to be the identical person whose name is subscribed to the foregoing deed as Referee, and acknowledged the execution of the instrument to be his voluntary act and deed, as Referee, for the purposes therein mentioned.

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

(Notarial Seal)

Shirley A. Webster

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 lands described in the within conveyance to Charles O. Dabney and Doris Dabney Vincent was reported to the District Court aforesaid on the 15th day of October, 1938, and on the 28th day of December, 1938, said sale was approved by said Court, by order and decree confirming the same.

WITNESS my hand and the seal of said Court, this 27th day of February,1939.

(District Court Seal)

P.E.Rose
Clerk of District Court.