

Deed Record, No. 77, Madison County, Iowa

J. H. WELCH PRtg. CO., DES MOINES 7859

J. F. Willcox, Sole Referee	#4246	Filed for record the 29 day of June
To		A.D. 1939 at 12:55 o'clock P.M.
Lewis Ross Cornman	Fee \$.80	Pearl E. Shetterly, Recorder
	REFEREE'S DEED	FILED JUN 29 1939
	(In partition)	F. E. Rose Clerk of District Court
		Deputy COMPARED

THIS INDENTURE, Made this 29th day of June, A.D. 1939, between J. F. WILLCOX, Sole Referee, of the first part, and LEWIS ROSS CORNMAN, 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 Lewis Ross Cornman was plaintiff and Samantha E. Cornman, Executrix of the estate of John B. Cornman, deceased, Samantha E. Cornman, Duddthka Cornman Carlstedt, John Carlstedt, Mabel Cornman Ralph, Everett A. Ralph, Orson Cornman and Marion Cornman were defendants, the party of the first part was on the 15th day of May, 1939, duly appointed by said Court as Sole Referee to make partition of the following described real estate, to-wit:

Northwest Quarter of Section 13, Township 75 North, Range 29,
West of the 5th P.M., Madison County, Iowa;

and it appearing to the Court that the said property could not be equitable divided into the requisite number of shares, the Court caused an order to be entered directing said Referee to sell said premises on the following terms, to-wit: at either public or private sale and if at private sale to be sold at not less than the appraised value appointing T. E. Coffman, Tom Smith and Elmer Orris for the purpose of appraising said properties.

AND, WHEREAS, in pursuance of such order the Clerk of the District Court of Madison County, Iowa, issued an appraisement to the said T. E. Coffman, Tom Smith, and Elmer Orris for the purpose of appraising said property.

AND, WHEREAS, in pursuance of said appraisement^t the said appraisers did appraise said property and return their appraisement showing the value thereof to be \$4,000.00.

AND, WHEREAS, the said Sole Referee, in pursuance of said order, and after the return of appraisement sold said property at private sale to Lewis Ross Cornman for the sum of \$4,000.00, \$200 thereof being payment upon the execution of the contract of sale and the balance of \$3800.00 payable on July 1, 1939, it being the highest and best bid he could receive therefor.

AND, WHEREAS, on the 17th day of June, 1939, the said Court approved and confirmed said

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sale, and by order directed the said party 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 upon the payment of the balance of the purchase price of said property.

AND, WHEREAS, the said Lewis Ross Cornman, party of the second part, has paid to the party of the first part the balance remaining due and unpaid on said contract and having now received payment in full of the purchase price of said property.

NOW, THEREFORE, THIS INDENTURE WITNESSETH: That in consideration of the premises and of the said sum of \$4,000. so offered and paid by the party of the second part, in conformity with the law and in obedience to the orders of said Court, I, J. F. Willcox, Sole Referee, party of the first part, do by these presents grant, sell and convey unto the said Lewis Ross Cornman, party of the second part, and to his heirs and assigns, the said parcel of real estate described as follows, to-wit:

Northwest Quarter of Section 13, Township 75 North, Range 29,
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 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.

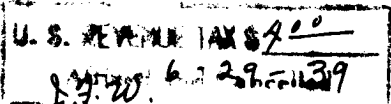
J. F. Willcox Sole Referee

STATE OF IOWA, MADISON COUNTY, SS:

BE IT REMEMBERED that on the 29th day of June A.D. 1939, before the undersigned, a Notary Public in and for said County, personally came J. F. Willcox, to me personally known to be the identical person whose name is subscribed to the foregoing deed as Sole Referee, and acknowledged the execution of the instrument to be his voluntary act and deed, as Sole Referee for the purposes therein mentioned.

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

(Notarial Seal)



Charles D. Van Warden
Notary Public, 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 lands described in the within conveyance to Lewis Ross Cornman was reported to the District Court on the 29th day of June A.D. 1939, and that on the 17th day of June, 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 29th day of June A.D. 1939.

(District Court Seal)

P. E. Rose

Clerk District Court
Deputy