

Deed Record, No. 77, Madison County, Iowa

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

Lois Martin, Adminr

#4914

Filed for record the 10 day of August
A.D. 1939 at 1:48 o'clock P.M.
Pearl E. Shetterly, Recorder
FILED AUG - 1939
P. E. Rose Clerk of District Court
Deputy COMPARED

To

Fee \$.70

4.90

M. Loftus

ADMINISTRATOR'S DEED

KNOW ALL MEN BY THESE PRESENTS: That Whereas, On the 21st day of June A.D. 1939 Lois Martin, as administratrix of the estate of Martin McGlone 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 Agnes Hanrahan, Marie Gallagher, Michael Loftus, Martin McGlone, Katherine McGlone, Ellen McGlone, John McGlone, Marie McGlone Sharp, Edward Eagan, Laura Eagan Eggleston, Thomas Egan, William Egan, Margaret Eagan Nevin, Anna Eagan Cook, Mary Burke Powers, Michael Burke, Kathryn Burke, Margaret Burke Melroy, Mabel Burke, Patrick Burke, Frank Hanrahan, James McGlone, William McGlone, Thomas Burke and Kathryn Eagan O'Brien 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:

An undivided one-sixth interest in and to the Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) and the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) except a tract of four (4) acres out of the Northwest corner thereof, in Section Nine(9) Township Seventy-six (76) North, Range Twenty-six (26) 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 Lois Martin, administratrix 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 M. Loftus for the sum of One Hundred Seventy and 00/100 (\$170.00) DOLLARS, which sum was equal to the appraised value thereof; and said sum having been paid by the said M. Loftus and whereas, the said Court afterwards approved and confirmed the sale, ordered the said administratrix to make and execute a deed to the said M. Loftus for said premises, according to the statute in such case made and provided:

NOW THEREFORE, I, Lois Martin, as administratrix of the estate of Martin McGlone deceased, as aforesaid, in consideration of the sum of One Hundred Seventy and 00/100 (\$170.00) DOLLARS, to me in hnd 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 M. Loftus the real estate aforesaid, with all and singular the appurtenances thereunto belonging. To have and to hold the same unto the said M. Loftus his heirs and assigns forever.

IN TESTIMONY WHEREOF, I Lois Martin as such administratrix have hereunto set my hand and seal this 3rd day of August A.D. 1939

Lois Martin
Administratrix of the estate of Martin McGlone, Deceased.

(Nest page)

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STATE OF IOWA, Madison County, ss.

BE IT REMEMBERED, That on the 3rd day of August A.D. 1939 before the undersigned Jno. N. Hartley, a Notary Public within and for Madison County, Iowa, personally appeared Lois Martin of Madison County, Iowa, administratrix of the estate of Martin McGlone deceased, to me personally known to be the identical person, whose name is subscribed to the foregoing deed as grantor, and acknowledge the same to be her voluntary act and deed, and that she executed the same for the purposes therein mentioned.

WITNESS my hand and Notarial seal the last day above written.
(Notarial Seal) Jno. N. Hartley NOTARY PUBLIC
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 Lois Martin, administratrix of the estate of Martin McGlone, deceased as stated herein, to M. Loftus having been by the said administratrix returned into Court for approval, and it appearing to the Court that the said administratrix 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 by and the same were on the 5th day of August A.D. 1939, approved by said Court.

WITNESS my hand and the seal of said Court hereto affixed, this 5th day of August A.D. 1939
(District Court Seal) P. E. Rose Clerk District Court
By Deputy

Sec. 11947. APPROVAL RECORDED AND ENDORSED. Said approval shall be entered of record, and a certificate thereof endorsed on the deed or mortgage, with the signature of the Clerk and seal of the Court affixed thereto.

Sec. 11948. EFFECT OF CONVEYANCE-PRESUMPTION. When so endorsed, said conveyance or mortgage shall pass to the purchaser all the interest of the deceased therein prior to his death, in case of sales, and create a lien thereon in case of mortgages, and be presumptive evidence of the validity thereof, and of the regularity of ^{all} the proceedings connected therewith.