

Deed Record, No. 77, Madison County, Iowa

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

C. F. Cumings, Admr.	#4933	Filed for record the 12 day of August
To		A.D. 1939 at 9:40 o'clock A.M.
Bertha Cumings	Fee \$.70	Pearl E. Shetterly, Recorder
		FILED AUG - 1939
		P. E. Rose Clerk of District Court
		Deputy COMPARED

ADMINISTRATOR'S DEED

KNOW ALL MEN BY THESE PRESENTS: That Whereas, On the - day of January A.D. 1939 C. F. Cumings, as Administrator of the estate of David H. Cumings 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 Edmond Cumings, F. W. Cumings, C. F. Cumings, Eva Landers, Mary and Cooper, Rolla Cumings/George F. Busanmuss 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:

South 11 acres of the North Half of the Southwest Quarter of the Northwest Quarter; also the following tract containing 1 acre and 66 rods, more or less, to-wit: Commencing 99 rods and 23 links S. and 91 rods E. of the Northwest corner of the Northwest Quarter, running thence S. 20 rods and 15 links, thence W. 11 rods, thence N. 20 rods and 15 links, thence E. 11 rods to the place of beginning, all in Section 36, Township 76 North, Range 26, West of the 5th P.M., Iowa

U.S. REVENUE TAX \$ 50
Aug 23 1939
Adm. P. E. Rose

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 C. F. Cumings, Administrator, 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 Bertha Cumings for the sum of Four Hundred DOLLARS, which sum was added to the \$700 received from insurance at loss of house thereon by fire was more than the appraised value thereof; and said sum having been paid by the said Bertha Cumings and whereas, the said Court afterwards approved and confirmed the sale, ordered the said Administrator to make and execute a deed to the said Bertha Cumings for said premises, according to the statute in such

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case made and provided:

NOW THEREFORE, I, C. F. Cumings, as Administrator of the estate of David H. Cumings, deceased, as aforesaid, in consideration of the sum of Four Hundred 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 Bertha Cumings the real estate aforesaid, with all and singular the appurtenances thereunto belonging. To have and to hold the same unto the said Bertha Cumings his heirs and assigns forever.

IN TESTIMONY WHEREOF, I C. F. Cumings/^{as such Administrator}have hereunto set my hand and seal this 3rd day of August A.D. 1939

C. F. Cumings
Administrator of the estate of David H. Cumings, Deceased.

STATE OF IOWA, Madison County, ss.

BE IT REMEMBERED, That on the 3rd day of August A.D. 1939 before the undersigned, a Notary Public within and for Madison County, Iowa, personally appeared C. F. Cumings of St. Charles, Iowa Administrator of the estate of David H. Cumings 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 his voluntary act and deed, and that he executed the same for the purposes therein mentioned.

WITNESS my hand and Notarial seal the last day above written.
(Notarial Seal) Charles D. Van Werden
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 C. F. Cumings, Administrator, as stated herein, to Bertha Cumings having been by the said C. F. Cumings returned into Court for approval, and it appearing to the Court that the said C. F. Cumings 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 3rd day of August A.D. 1939, approved by said Court.

WITNESS my hand and the seal of said Court hereto affixed, this 3rd 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 the proceedings connected therewith.

COMPARED