

Deed Record, No. 77, Madison County, Iowa

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

H.G.Tilton, Sole Referee

#4880

Filed for record the 8 day of August A.D.1939 at 11:10 o'clock A.M.

To
J.D.Harding
KK532

Fee \$.80 ✓

Pearl E. Shetterly, Recorder

FILED 16808 ✓

REFEREE'S DEED

Jul 27 1939 P E Rose
Clerk of District CourtDeputy
Compared

IN THE DISTRICT COURT OF THE STATE OF IOWA IN AND FOR MADISON COUNTY

THIS INDENTURE made this 25th day of July 1939, between H.G.Tilton,Sole Referee,Party of the First Part, and J.D.Harding of Page County,Iowa, Party 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 Tilson Holland, et al., were plaintiffs and Edwin Holland, et al., were defendants, said Party of the First Part, was on the 10th day of October 1938, duly appointed by said Court as Referee to make partition of the following described real estate, to-wit:-

The Northwest Quarter (NW $\frac{1}{4}$) of Section Thirty-four (34),Township Seventy-four (74) North, Range Twenty-Eight (28) West of the 5th P.M., Iowa, except 1 acre in the Northwest corner thereof used for school house site.

8-7-39
U.S. REVENUE TAX \$ 2.00
N. Shetterly
Affixed and Certified

And it then and there having been made to appear to the Court that said property cannot be equitably divided into the requisite number of shares, said Court on the 10th day of October 1938, caused an Order to be entered directing said Referee to sell said premises at private sale; and

WHEREAS, on the 1st day of February 1939, said Referee did then and there sell said real estate to J.D.Harding, for the sum of Nineteen Hundred & no/100 (\$1900.00) Dollars,the said J.D.Harding being the highest and best bidder thereon, and that being the highest and best offer said Referee was able to get for said real estate; and

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WHEREAS, on the 31st day of March 1939, the said Court approved and confirmed said sale, and by order directed said Party of the First Part to execute to the Party of the Second Part a conveyance in due form of law for said real estate so sold to him as aforesaid.

NOW, THEREFORE, this Indenture witnesseth, that in consideration of the premises, and the said sum of Nineteen Hundred & no/100 (\$1900.00) Dollars, so paid by the said Party of the Second Part, in conformity with the law and in obedience with the orders of said Court, I, H.G.Tilton, Party of the First Part, do by these presents, grant, sell and convey unto the said J.D.Harding, Party of the Second Part, and to his heirs and assigns, said real estate described as follows, to-wit:-

The Northwest Quarter (NW $\frac{1}{4}$) of Section Thirty-four (34), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Iowa, except 1 acre in the Northwest corner thereof used for school house site.

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.

H.G.Tilton
SOLE REFEREE

STATE OF IOWA: MADISON COUNTY: SS

BE IT REMEMBERED: That on the 25th day of July 1939, before the undersigned, Dorothy D. Longenecker, a Notary Public in and for the County of Madison and State of Iowa, personally came H.G.Tilton, to me personally known to be the identical person whose name is subscribed to the foregoing Deed as sole Referee, and acknowledged the instrument to be his voluntary act and deed as such Sole Referee for the purposes therein mentioned.

IN TESTIMONY WHEREOF I have hereunto set my hand and official seal the day and year last above written.

(Notarial Seal)

Dorothy D. Longenecker
Notary Public in and for Madison County, Iowa.

STATE OF IOWA : MADISON COUNTY: SS

The foregoing Deed by the said Referee was this day returned into Court for approval, and it appearing to the Court that said Referee had complied with the requirements of the law and the orders and decrees of this Court in making the sale and deed, it was ordered by the Court that said sale and Deed be and the same are approved and confirmed, and by direction of said court, said approval is hereby certified and endorsed hereon by the undersigned.

Witness my hand and seal this 27th day of July 1939.

(District Court Seal)

P E Rose
Clerk of the District Court in and for
Madison County, Iowa.