

W.A.Wiedmann, Admr.
To
Isabella Wiedmann

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Filed for record the 16 day of
December A.D.1939 at 3:05
o'clock P.M.

Pearl E. Shetterly, Recorder

ADMINISTRATOR'S DEED
FILED DEC 9-1939 P E Rose Clerk of
District Court Deputy
COMPARED

KNOW ALL MEN BY THESE PRESENTS:

That Whereas, On the 1st day of March A.D.1939 W.A.Wiedmann, as Administrator of the estate of F.P.Wiedmann 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 T.J.Wiedmann, Isabella Wiedmann, Mrs. Rose Nehring, and W.A.Wiedmann, heirs-at-law of said decedent, and against L.A.Nehring and Gladys Wiedmann, as spouses of 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:

Fifteen Acres, described as West Fifteen (15) acres of the South Half of the Southeast Quarter (S $\frac{1}{2}$ SE $\frac{1}{4}$) of Section Seventeen (17), Township Seventy-six (76) North, Range 26 West of the 5th P.M., in Madison County, Iowa, and the West Twenty-five (25) acres of the North Half (N $\frac{1}{2}$) of South Half (S $\frac{1}{2}$) of Section 18, Township 76 North, of Range 26, West of the 5th P.M., in 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 W.A.Wiedmann, 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 Isabella Wiedmann for the sum of Eight Hundred and no/100 (\$800.00) DOLLARS, which sum was more than the appraised value thereof; and said sum having been paid by the said Isabella Wiedmann and whereas, the said Court afterwards approved and confirmed the sale, ordered the said Administrator to make and execute a deed to the said Isabella Wiedmann for said premises, according to the statute in such case made and provided:

NOW THEREFORE, I, W.A.Wiedmann, as Administrator of the estate of F.P.Wiedmann, deceased, as aforesaid, in consideration of the sum of Eight Hundred and no/100 (\$800.00) 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 Isabella Wiedmann the real estate aforesaid, with all and singular the appurtenances thereunto belonging. To have and to hold the same unto the said Isabella Wiedmann, her heirs and assigns forever.

IN TESTIMONY WHEREOF, I, W.A.Wiedmann as such Administrator have hereunto set my hand and seal this 8th day of December A.D.1939.

STATE OF IOWA, Madison County, ss.

W.A.Wiedmann,
Administrator of the estate of F.P.Wiedmann,
Deceased.

BE IT REMEMBERED, That on the 8th day of December, A.D.1939, before the undersigned Daniel J. Gallery, a Notary public within and for Madison County, Iowa, personally appeared W.A. Wiedmann of Warren County, Iowa, Administrator of the estate of F.P.Wiedmann, 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.

Deed Record, No. 77, Madison County, Iowa

J. H. WELCH PRtg. CO., DES MOINES 7659

WITNESS my hand and notarial seal the last day above written.

(Notarial Seal) Daniel J Gallery
Approval And Confirmantion Notary Public in and for Madison County,Iowa.

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 W.A.Wiedmann, Administrator as stated herein,to Isabella Wiedmann having been by the said Administrator returned into Court for approval, and it appearing to the Court that the said W.A.Wiedmann,Administrator has complied with all the requirements of the law and of this Court in makingsuch sale and conveyance, it was there-fore ordered that the said sale and the foregoing deed of conveyance be and the same were on the 9th day of December A.D.1939, approved by said Court.

WITNESS my hand and the seal of said Court hereto affixed, this 9th day of December 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 mort-gage 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.