

Deed Record, No. 77, Madison County, Iowa

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

Alice Brown Admr

#6652

To

Fee \$.70 ✓

Alice Brown

Filed for record the 16 day of November
A.D. 1939 at 10:30 o'clock A.M.
Pearl E. Shetterly, Recorder
FILED OCT 24 1939 4142
P. E. Rose Clerk of District Court
Deputy COMPARED

ADMINISTRATOR'S DEED-Private Sale

KNOW ALL MEN BY THESE PRESENTS: That Whereas, On the 24th day of March A.D. 1939 Alice Brown, as Administratrix of the estate of S. G. Brown late of the County of Madison Within the State of Iowa now deceased, filed her petition in the District Court of Iowa, within and for the County of Madison against Alice Brown, George W. Brown, Robert Wayne Brown, Donald Eugene Brown, Gail August Brown, Mary L. Drake, Geneva Bertholf, Elma Roseman, John H. Brown, Florence E. Fairholm, Ernest L. Brown, Eugene P. Brown, Arthur S. Brown, Farmers Mutual Hail Insurance Association of Iowa, W. O. Sloan Lumber Company, George F. Bussanmu^s and Treasurer of Madison County, Iowa, heirs-at-law of said decedent, praying for an order of said Court, directing her to make sale of the real estate of said decedent, to-wit:

Southwest Quarter of the Northeast Quarter and 20 acres in the South and West part of the Southeast Quarter of the Northeast Quarter of Section 33, Township 76 North, Range 26, West of the 5th P.M., Madison County, Iowa;

North 5 acres of the Northeast Quarter of the Southwest Quarter of the Southwest Quarter of Section 34, Township 76 North, Range 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 Alice Brown, 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 Alice Brown for the sum of Twenty-nine Hundred and no/100 DOLLARS, which sum was more than the appraised value thereof; and said sum having been paid by the said Alice Brown and whereas, the said Court afterwards approved and confirmed the sale, ordered the said Administratrix to make and execute a deed to the said Alice Brown for said premises, according to the statute in such case made and provided:

NOW THEREFORE, I, Alice Brown, as Administratrix of the estate of S. G. Brown, deceased, as aforesaid, in consideration of the sum of Twenty-nine Hundred and no/100 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 Alice Brown the real estate aforesaid, with all and singular the appurtenances thereunto belonging. To have and to hold the same unto the said Alice Brown his heirs and assigns forever.

IN TESTIMONY WHEREOF, I Alice Brown as such Administratrix have hereunto set my hand and seal this 18th day of October A.D. 1939.

Alice Brown
Administratrix of the estate of S. G. Brown, Deceased.

STATE OF IOWA, Madison County, ss.

BE IT REMEMBERED, That on the 18th day of October A.D. 1939 before the undersigned Charles D. Van Werden, a Notary Public within and for Madison County, Iowa, personally appeared Alice Brown of Winterset, Iowa, Administratrix of the estate of S. G. Brown, 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) 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

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certify that the foregoing deed executed by Alice Brown, Administratrix, as stated herein, to Alice Brown 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 be and the same were on the 24th day of October A.D. 1939, approved by said Court.

WITNESS my hand and the seal of said Court hereto affixed, this 24th day of October, 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.