

Deed Record, No. 77, Madison County, Iowa

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

Leo King, Admr

#556

Filed for record the 22 day of January
A.D. 1940 at 11:00 o'clock A.M.

To

Fee \$.70 ✓

Pearl E. Shetterly, Recorder

Mattie Hanes

ADMINISTRATOR'S DEED

KNOW ALL MEN BY THESE PRESENTS: That Whereas, On the 17th day of October A.D. 1939 Leo King, as Administrator of the estate of Patrick King 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 Mary King, Clare King, Leo King, Winifred King, Marie King, Vincent King 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:

The East Half ($E\frac{1}{2}$) of the Northeast Quarter ($NE\frac{1}{4}$)
of Section Two (2) and the Northwest Quarter ($NW\frac{1}{4}$)
of the Northwest Quarter ($NW\frac{1}{4}$) of Section One (1)
Township Seventy-seven (77) North, Range Twenty-six
(26) West of the 5th P.M.

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 Leo King 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 Mattie ~~Mattie~~ Hanes for the sum of Fifty-three Hundred and 00/100 (\$5300.00) DOLLARS, which sum was more than the appraised value thereof; and said sum having been paid by the said Mattie Hanes and whereas, the said Court afterwards approved and confirmed the sale, ordered the said Leo King to make and execute a deed to the said Mattie Hanes for said premises, according to the statute in such case made and provided:

NOW THEREFORE, I, Leo King, as administrator of the estate of Patrick King, deceased, as aforesaid, in consideration of the sum of Fifty-three Hundred and 00/100 (\$5300.00) 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

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said Mattie Hanes the real estate aforesaid, with all and singular the appurtenances thereunto belonging. To have and to hold the same unto the said Mattie Hanes his heirs and assigns forever.

IN TESTIMONY WHEREOF, I Leo King as such administrator have hereunto set my hand and seal this 22 day of January A.D. 1940.

Leo King
Administrator of the estate of Patrick King, Deceased.

STATE OF IOWA, Madison County, ss.

BE IT REMEMBERED, That on the 22 day of January A.D. 1940 before the undersigned, a Notary Public within and for Madison County, Iowa, personally appeared Leo King of Madison County, Iowa, administrator of the estate of Patrick King 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)
APPROVAL AND CONFIRMATION

Lois Martin ---
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 Leo King as stated herein, to Mattie Hanes having been by the said Leo King, admintrator returned into Court for approval, and it appearing to the Court that the said Leo King 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 November A.D. 1939, approved by said Court.

WITNESS my hand and the seal of said Court hereto affixed, this 22nd day of January A.D. 1940.

(District Court Seal)

P. E. Rose Clerk District Court
By Rex V. Johnson 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.