

Deed Record, No. 77, Madison County, Iowa

J. H. WELCH PRtg. CO., DES MOINES 7089

Jno. N. Hartley, Admr. #778 Filed for record the 1 day of February
 To A.D. 1940 at 9:33 o'clock A.M.
 William Eilts Fee \$.70 ✓ Pearl E. Shetterly, Recorder
 FILED JAN 25 1940
 P. E. Rose Clerk of District Court
 Deputy COMPARED
ADMINISTRATOR'S DEED
 13-7

KNOW ALL MEN BY THESE PRESENTS:

That Whereas, On the 10th day of January A.D. 1940 Jno. N. Hartley, as administrator with will annexed of the estate of Joseph W. Ray 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

Pearl Shetterly
 Madge Stevens
 Ruby Imes

Rae Fenimore
 Doris Stirts
 Nan Childers

Clyde Stevens
 Nelle Travis
 Susan Porter

Fred Ray
 Carl Ray
 Jennie Schmidt
 Beulah Alcock

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 west 100 acres of the Southeast Quarter
 (SE $\frac{1}{4}$) of Section Twenty-four (24) Township
 Seventy-five (75) North, Range Twenty-seven
 (27) 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 Jno. N. Hartley, administrator with will annexed 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 William Eilts for the sum of Twenty-eight Hundred and 00/100 (\$2800.00) DOLLARS, which sum was the appraised value thereof; and said sum having been paid by the said William Eilts and whereas, the said Court afterwards approved and confirmed the sale ordered the said administrator to make and execute a deed to the said William Eilts for said premises, according to the statute in such case made and provided:

NOW THEREFORE, I, Jno. N. Hartley, as administrator with will annexed of the estate of Joseph W. Ray, deceased, as aforesaid, in consideration of the sum of Twenty-eight Hundred and 00/100 (\$2800.00) 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 William Eilts the real estate aforesaid, with all and singular the appurtenances thereunto belonging. To have and to hold the same unto the said William Eilts his heirs and assigns forever.

IN TESTIMONY WHEREOF, I Jno. N. Hartley, administrator with will annexed have hereunto set my hand and seal this 20th day of January A.D. 1940

Jno. N. Hartley
 Administrator of the estate of Joseph W. Ray, Deceased

STATE OF IOWA, Madison County,)ss.

BE IT REMEMBERED, That on the 20th day of January A.D. 1940 before the undersigned Lois Martin, a Notary Public within and for Madison County, Iowa, personally appeared Jno. N. Hartley, adminintrator with will annexed of the estate of Joseph W. Ray deceased, to me personally known to be the identical person, whose name is subscribed to the foregoing deed

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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)

Lois Martin
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 Jno. N. Hartley, administrator with will annexed as stated herein, to William Eilts having been by the said Jno. N. Hartley, administrator, returned into Court for approval, and it appearing to the Court that the said administrator with will annexed 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 25th day of January A.D. 1940, approved by said Court.

WITNESS my hand and the seal of said Court hereto affixed this 25th day of January A.D. 1940

(DISTRICT COURT SEAL)

P. E. Rose
By _____

Clerk District Court
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.