

Deed Record, No. 77, Madison County, Iowa

J. H. WELCH PRtg. CO., DES MOINES 7559

Lillian Ann Hann et al Executors To	#1295 Fee \$.90 ✓	Filed for record the 28 day of February A.D. 1940 at 1:57 o'clock P.M. Pearl E. Shetterly, Recorder FILED FEB/7 1940 P. E. Rose Clerk of District Court Deputy COMPARED 3797
J. W. Diehl	13-66 EXECUTORS' DEED	

KNOW ALL MEN BY THESE PRESENTS:

That Whereas, On the 25th day of March, 1939, Lillian Ann Hann and Paul Hann, as Executors of the Estate of George W. Hann, late of the County of Madison, Within the State of Iowa, now deceased, filed their petition in the District Court of Iowa, within and for the County of Madison, against the heirs-at-law of said decedent, and beneficiaries under his last will and testament, and codicil thereto, and all parties interested in said estate, praying for an order of said Court, directing them to make sale of the real estate of said decedent, including the real estate hereinafter described,

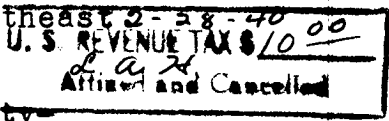
And Whereas, It appearing to the Court that a sale of said real estate was necessary for the payment of the debts of said decedent's estate, and

Whereas, on March 25, 1939, there was filed in Madison County, Iowa, District Court, a stipulation of all parties owning any interest in said real estate, and their spouses, by which it was agreed that said real estate should be sold by the Executors of the Estate of George W. Hann, Deceased, it was by said Court ordered, adjudged and decreed that the said Lillian Ann Hann and Paul Hann, Executors of the Estate of George W. Hann, Deceased, proceed to make sale of said real estate aforesaid, at private sale; and having sold to J. W. Diehl, of Union County, Iowa, the following described real estate situated in Madison County, Iowa, to-wit:

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West Half of the Southeast Quarter; and East Half of Northeast Quarter of Southeast Quarter of the Southwest Quarter, and Northeast Quarter of the Southwest Quarter, and Southeast Quarter of the Northwest Quarter, and East 60 acres of the North Half of the Northwest Quarter of Section Thirty-three (33), Township Seventy-Five (75) North, Range Twenty-Seven (27) West of the 5th P.M.,



for the sum of NINE THOUSAND EIGHT HUNDRED AND no/100 (\$9,800.00) Dollars, which sum was the appraised value thereof; and Whereas, the said Court afterwards, by order filed on September 15, 1939, approved and confirmed the sale, and ordered the said Executors to make and execute a deed to said J. W. Diehl for said premises, according to the statute in such cases made and provided, said premises being part of the real estate of which/^{said}George W. Hann died seized:

NOW THEREFORE, We, Lillian Ann Hann and Paul Hann, as Executors of the Estate of George W. Hann, Deceased, as aforesaid, in consideration of the sum of Nine Thousand Eight Hundred and no/100 (\$9,800.00) DOLLARS, to us in hand paid, the receipt whereof is hereby acknowledged, and by virtue of the powers in us vested by law, and by order of said Court, do hereby grant, bargain, sell and convey unto the said J. W. Diehl the real estate aforesaid, with all and singular the appurtenances thereunto belonging. To have and to hold the same unto the said J. W. Diehl, his heirs and assigns forever.

IN TESTIMONY WHEREOF, we, Lillian Ann/^{Hann}and Paul Hann, as such Executors have hereunto set our hands and seals this 7th day of February, 1940.

Lillian Ann Hann
Paul Hann
Executors of the Estate of George W.
Hann, Deceased.

STATE OF IOWA, Madison County,)ss.

BE IT REMEMBERED, That on the 7th day of February, 1940, before the undersigned, Daniel J. Gallery, a Notary Public within and for Madison County, Iowa, personally appeared Lillian Ann Hann, one of the Executors of the estate of George W. Hann, Deceased, to me personally known to be the identical person whose name is subscribed to the foregoing deed as grantor, and acknowledged the same to be her voluntary act and deed, and that she executed the same for the purposes therein mentioned, as such Executor.

WITNESS my hand and notarial seal the last day above written.
(Notarial Seal) Daniel J. Gallery
Notary Public in and for Madison County, Iowa.

STATE OF IOWA, Lee County,)ss.

BE IT REMEMBERED, That on the 12 day of February 1940, before the undersigned, ^{P. C. Baumann}a Notary Public within and for Lee County, Iowa, personally appeared Paul Hann, one of the Executors of the Estate of George W. Hann, Deceased, to me personally known to be the identical person whose name is subscribed to the foregoing deed as grantor, and acknowledged the same to be his voluntary act and deed, and that he executed the same for the purposes therein mentioned, as such Executor.

WITNESS my hand and notarial seal the last day above written.
(Notarial Seal) P. C. Baughman Notary
Public in and for Lee County, Iowa.

APPROVAL AND CONFIRMATION

STATE OF IOWA, Madison County)ss.

I, P. E. Rose, Clerk of the District Court in and for Madison County, Iowa, do hereby certify that the foregoing deed executed by Lillian Ann Hann and Paul Hann, Executors of the Estate of George W. Hann, Deceased. as stated herein, to J. W. Diehl, of Union County, Iowa, having been by the said Executors returned into Court for approval, and it appearing to the Court that/^{the}said Executors have 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 17th day of February, 1940, approved by said Court, the sale of the same premises having been also approved by order of said court, dated September 14, 1939, filed September 15, 1939

WITNESS my hand and the seal of said Court hereto affixed this 17th day of February, 1940.
(DISTRICT COURT SEAL) P. E. Rose Clerk of the District Court of
Iowa, in and for Madison County.

COMPALED