

Deed Record, No. 77, Madison County, Iowa

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

Lillian Ann Hann et al Executors To	#1639 Fee \$.90 ✓	Filed for record the 14 day of March A.D. 1940 at 4:05 o'clock P.M. Pearl E. Shetterly, Recorder FILED FEB 24 1940 3191 ✓ P. E. Rose Clerk of District Court Deputy COMPARED
Lillian E. Tenney	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

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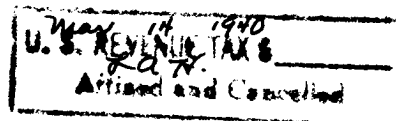
and testament, and codicil thereto, and all parties interested in said estate, praying for an order of said Court, directing them to make sale of the real estate of said decedent, and

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, hereinafter described, at private sale; and

WHEREAS, said Lillian Ann Hann and Paul Hann, as Executors of the Estate of George W. Hann, Deceased, were authorized to sell, and did sell, to Lillian E. Tenney, of Des Moines, Polk County, Iowa, certain real estate of which said decedent died seized, said real estate being situated in Madison County, Iowa, and described as,

The South Half of the Southeast Quarter (except school house) in Section 32, Township 75 North, of Range 26 West of the 5th P.M., the said exception for school house being one (1) acre for school purposes located between Hay Branch on the west, Clanton Creek on the North and the Public Road on the east,



for the sum of FOUR THOUSAND and no/100 (\$4,000.00) DOLLARS, which sum was the appraised value thereof; and

WHEREAS, the District Court of Iowa, in and for Madison County, afterwards, by order of September 23, 1939, approved and confirmed said sale, and ordered the said Executors to make and execute a Deed to the said Lillian E. Tenney for said premises, according to the statute in such cases made and provided:

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 Four Thousand and no/100 (\$4,000.00) DOLLARS, to us in hand paid, receipt of which 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 Lillian E. Tenney the real estate hereinbefore described, with all and singular the appurtenances thereunto belonging. To have and to hold the same unto the said Lillian E. Tenney, her heirs and assigns forever.

IN TESTIMONY WHEREOF, we, Lillian Ann Hann and Paul Hann, as as Executors of the Estate of George W. Hann, Deceased, have hereunto set our hands and seals this 16th 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 16th 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 22 day of February, 1940, before the undersigned, Theda V. Clark, 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

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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)

Theda V. Clark
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 Lillian E. Tenney, of Des Moines, Polk 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 24th 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 23, 1939.

WITNESS my hand and the seal of said Court hereto affixed this 24th day of February, 1940.

(DISTRICT COURT SEAL)

P. E. Rose
Clerk of the District Court of Iowa, in and
for Madison County, Iowa.