

Deed Record, No. 77, Madison County, Iowa

J. H. WELCH PRtg. CO., DES MOINES 7889

L. L. Blomgren SOLE REFEREE

#2049

To

Fee \$1.00 ✓

M. M. Perkins

REFEREE'S DEED

Filed for record the 30 day of March
A.D. 1940 at 11:32 o'clock A.M.
Pearl E. Shetterly, Recorder
FILED JAN 31 1940
P. E. Rose Clerk of District Court
1416 Deputy COMPARED

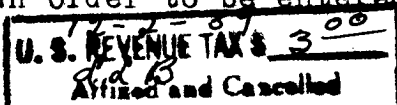
KNOW ALL MEN BY THESE PRESENTS:-

THIS INDENTURE made this 2nd day of December A.D. 1939, between L. L. Blomgren, Sole Referee, Party of the First Part, and M. M. Perkins, Party of the Second Part, WITNESSETH:-

THAT WHEREAS, in an action of partition in the District Court of the State of Iowa, in and for Madison County, wherein Mrs. Eva L. Stark was plaintiff, and Ella M. Kennedy, et al., were defendants, the same being Cause No. 14716, Equity, in the District Court of the State of Iowa, in and for Madison County, as aforesaid, said Party of the First Part was, on the 28th day of April 1934, duly appointed by said Court as Referee to make partition of the following described real estate, to-wit:-

The South One-fourth ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$), and the South three-fourths ($\frac{3}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$), and the North Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$), and the North 32 rods of the East 10 rods of the Southeast Quarter ($\frac{1}{4}$) of Section Sixteen (16); and the South three-fourths ($\frac{3}{4}$) of the West Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$), and the West 4.59 acres of Lot Five (5) of the Southeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$), and Lots One (1), Two (2) and Five (5) of the Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$), and the West 3.45 acres of Lot Two (2) of the Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Fifteen (15); all in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa,

and it then and there having been made to appear to the Court that said property cannot be equitable divided into the requisite number of shares, said Court on the 28th day of April, 1934, caused an Order to be entered, directing this Referee to sell said premises at private sale; and



WHEREAS, on the 28th day of October 1939, said Referee did then and there sell said real estate to M. M. Perkins for the consideration of the sum of Twenty-six Hundred & no/100 (\$2600.00) Dollars, the said M. M. Perkins being the highest and best bidder for said real estate, and the said sum of Twenty-six Hundred & no/100 (\$2600.00) Dollars being the highest and best offer that said Referee was able to get for said real estate; and

WHEREAS, on the 10th day of November 1939, the said Court approved and confirmed said sale, and by Order directed said Party of the First Part to execute to the Party of the Second Part a conveyance in due form of law for said real estate so sold to the Second Party as aforesaid.

NOW, THEREFORE, this Indenture witnesseth that for and in consideration of the premises and the sum of Twenty-six Hundred & no/100 (\$2600.00) Dollars so paid by the said M. M. Perkins, Party of the Second part, in conformity with the law and in obedience with the orders of said Court, I, L. L. Blomgren, Party of the First Party, do, by these presents, grant, sell and convey unto the said M. M. Perkins, Party of the Second Part, and to his heirs and assigns forever, the said real estate situated in the County of Madison and State of Iowa, described as follows, to-wit:

The South One-fourth ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$), and the South three-fourths ($\frac{3}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$), and the North Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$), and the North 32 rods of the East 10 rods of the Southeast Quarter ($\frac{1}{4}$) of Section Sixteen (16); and the South three-fourths ($\frac{3}{4}$) of the West Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$), and the Southwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$), and the West 4.59 acres of Lot Five (5) of the Southeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$), and Lots One (1), Two (2) and Five (5) of the Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) and the West 3.45 acres of Lot Two (2) of the

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Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of
Section Fifteen (15); all in Township Seventy-six (76)
North, Range Twenty-eight (28) West of the 5th P.M.,
Madison County, Iowa.

TO HAVE AND TO HOLD the same to the Party of the Second Part as fully and absolutely as the
said Party of the First Part by virtue of the premises might and could sell the same.

IN WITNESS WHEREOF I have hereunto set my hand the date first above written.

STATE OF IOWA MADISON COUNTY)ss.

L. L. Blomgren SOLE REFEREE

BE IT REMEMBERED that on the 2nd day of December 1939, before me the undersigned, Dorothy
D. Longenecker a Notary Public in and for said County, personally came L. L. Blomgren, to me
personally known to be the identical person whose name is subscribed to the foregoing Deed
as sole Referee, and acknowledged the execution of the instrument to be his voluntary act
and deed as such sole Referee for the purposes therein mentioned.

WITNESS MY HAND and official seal the day and year last above written.

(Notarial Seal)

Dorothy D. Longenecker Notary Public
in and for Madison County, Iowa.

STATE OF IOWA MADISON COUNTY)SS.

The foregoing Deed by the said Referee was this day returned into Court for approval,
and it appearing to the Court that the sole Referee therein named had complied with the
requirements of the law and the orders and decrees of this Court in making the sale and deed,
it was ordered by the Court that said sale and deed be and the same are approved and con-
firmed, ~~and by direction of said Court said approval and confirmed~~, and by direction of
said Court said approval is hereby certified and endorsed hereon by the undersigned.

WITNESS my hand and seal this 31 day ~~of~~ January 1940.

(DISTRICT COURT SEAL)

COMPART

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