

Deed Record, No. 77, Madison County, Iowa

~~J. F. Willcox~~ Admr

#2092

Filed for record the 1 day of April
A.D. 1940 at 4:41 o'clock P.M.

To

Fee \$.70✓

Lee & Mildred Banks

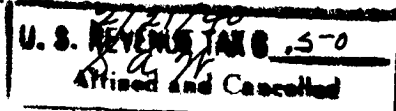
Pearl E. Shetterly, Recorder
FILED FEB 23 1940
P. E. Rose Clerk of District Court
Deputy COMPARED

ADMINISTRATOR'S DEED-Private Sale.

KNOW ALL MEN BY THESE PRESENTS:

That Whereas, On the 20th day of January A.D. 1940 J. F. Willcox, as Administrator of the Estate of Lottie Lamb, Deceased late of the County of Madison Within the State of Iowa now deceased, filed his petition in the Disrtict Court of Iowa, within and for the County of Madison against Smith Lamb, Delia Banks, Etta V. Pearson, Old Age Assistance Commission, Division of Old Age Assistance of State Department of Social Welfare, State of Iowa and Madison County, Iowa heirs-at-law and claimants of said decedent, praying for an order of said Court, directing him to make sale of the real estate of said decedent, to-wit:

Commencing 14.36 rods East and 64 rods and 14 links South of the Northwest corner of the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Seven (7) in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, and running thence South 19 rods, thence North, 70° 40' East, 17 rods and 2 links, thence North 19 rods, thence South, 70° 40' West, 17 rods and 2 links to the point of beginning, containing 2 acres, more or less; also commencing at the Northwest corner of the Southwest Quarter ($\frac{1}{4}$) of said Northeast Quarter ($\frac{1}{4}$) of said section, township and range, and running thence East 14.36 rods, thence South 7 rods, thence in a Southwesterly direction to a point 14 $\frac{1}{2}$ rods South of the place of beginning, thence North to place of beginning (except a strip off the West end of said tract 30 feet in width) except strip used for public highway



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 J. F. Willcox 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 Lee Banks and Mildred Banks for the sum of Four Hundred and no/100 (\$400.00) DOLLARS, which sum was more than the appraised value thereof; and said sum having been paid by the said Lee Banks and Mildred Banks and whereas, the said Court afterwards approved and confirmed the sale, ordered the said J. F. Willcox to make and execute a deed to the said Lee Banks and Mildred Banks for said premises, according to the statute in such case made and provided:

NOW THEREFORE, I, J. F. Willcox, as Administrator of the estate of Lottie Lamb, deceased, as aforesaid, in consideration of the sum of Four Hundred and no/100 (\$400.00) DOLLARS, to me in and 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 Lee Banks and Mildred Banks the real estate aforesaid, with all and singular the appurtenances thereunto belonging. To have and to hold the same unto the said Lee Banks and Mildred Banks their heirs and assigns forever.

IN TESTIMONY WHEREOF, I J. F. Willcox as such Administrator have hereunto set my hand and seal this 20th day of February A.D. 1940.

J. F. Willcox Administrator of the estate
of Lottie Lamb, Deceased

STATE OF IOWA, Madison County,)ss.

BE IT REMEMBERED, That on the 20th day of February A.D. 1940 before the undersigned Shirley A. Webster, a Notary Public within and for Madison County, Iowa, personally appeared J. F. Willcox of Madison County, Iowa, Administrator of the estate of Lottie Lamb 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)

Shirley A. Webster
In and for Madison County, Iowa

Deed Record, No. 77, Madison County, Iowa

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

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 J. F. Willcox, Administrator of the Estate of Lottie Lamb, Deceased, as stated herein, to Lee Banks and Mildred Banks having been by the said J. F. Willcox returned into Court for approval, and it appearing to the Court that the said J. F. Willcox 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 22nd day of February A.D. 1940, approved by said Court.

WITNESS my hand and the seal of said Court hereto affixed, this 23rd day of February A.D. 1940
 (DISTRICT COURT SEAL) P. E. Rose Clerk District Court
 By _____ 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 the seal of the Court affixed thereto.

COMPARED 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 the proceedings connected therewith.