

Deed Record, No. 77, Madison County, Iowa

J. H. WELCH PRtg. CO., DES MOINES 7659

Charles Tucker, Sole Referee

#2374

TO

Fee \$.80

Filed for record the 15 day of April
A.D. 1940 at 3:30 o'clock P.M.
Pearl E. Shetterly, Recorder
✓ 16666 COMPARED

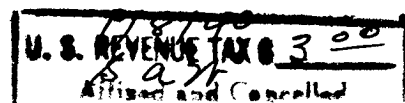
Minnie Heddelson et al

REFEREE'S DEED

THIS INDENTURE, Made the 8th day of January, A.D. 1940, by and between Charles Tucker, Sole Referee, party of the first part, and Minnie Heddelson, Lenord Heddelson and John Beard, parties 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 N. E. Hollen, Trustee, was plaintiff and John Beard, et al, were defendants, the said party of the first part was on the 20th day of November 1937, duly appointed by said Court as Sole Referee, to make partition of the following described real estate, to-wit:

The East Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$)
and the West Half ($\frac{1}{2}$) of the Northeast Quarter
($\frac{1}{4}$) of Section Twelve (12), in Township Seventy-
five (75) North, of Range Twenty-nine (29)
West of the 5th P.M.,



and it appearing to the Court that said property can not be equitably divided into the requisite number of shares, the Court on the 20th day of November, 1937, caused a decree to be entered directing said Referee to sell said premises either at public auction or at private sale.

AND, WHEREAS, this Referee contracted to sell said real estate at private sale to Minnie Heddelson, Lenord Heddelson and John Beard for the sum of \$3000.00, the same being the appraised value thereof.

AND, WHEREAS, on the 10th day of November, 1939, the said Court approved and confirmed said sale and by Order directed the said party of the first part to execute to the parties of the second part a conveyance in due form of law, for the said parcel of land so sold to him as aforesaid.

NOW, THEREFORE, THIS INDENTURE WITNESSETH, that in consideration of the premises and of the sum of \$1500.00 paid by Minnie Heddelson, the sum of \$750.00 paid by Lenord Heddelson, the sum of \$750.00 paid by John Beard, being the amount paid by said second parties, in conformity with the law and in obedience to the Orders of said Court, I, Charles Tucker, Sole Referee, party of the first part, do by these presents grant, sell and convey unto the said Minnie Heddelson an undivided one-half interest in and to the real estate hereinafter described, unto Lenord Heddelson an undivided one-fourth interest in and to the real estate hereinafter described, and unto John Beard the remaining undivided one-fourth interest in and to the real estate hereinafter described, said real estate being described as follows:

The East Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$)
and the West Half ($\frac{1}{2}$) of the Northeast Quarter
($\frac{1}{4}$) of Section Twelve (12), in Township Seventy-
five (75) North, of Range Twenty-nine (29),
West of the 5th P.M.

To have and to hold the same to the parties of the second part, theirs heirs and assigns, 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.

Charles Tucker
Sole Referee

BE IT REMEMBERED, That on the 8th day of January, A.D. 1940, before the undersigned, a Notary Public in and for said County, personally came Charles Tucker, to me personally known to be the identical person whose name is subscribed to the foregoing deed as Referee, and acknowledged the execution of the instrument to be his voluntary act and deed, as Referee, for the purposes therein mentioned.

WITNESS my hand and official seal the day and year above written.

(Notarial Seal)

Shirley A. Webster Notary
Public in and for Madison County, Iowa

- over -

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STATE OF IOWA MADISON COUNTY)SS.

I, P. E. Rose, Clerk of the District Court of said County, do hereby certify that the sale of lands described in the within conveyance to Minnie Hedderson, Lenord Hedderson and John Beard was reported to the District Court aforesaid on the 27 day of Oct., 1939, and on the 10 day of November, 1939, said sale was approved by said Court, by order and decree confirming the same.

WITNESS my hand and the seal of said Court, this 15 day of January, 1940.

(DISTRICT COURT SEAL)

P. E. Rose Clerk of District Court