

Deed Record, No. 77, Madison County, Iowa

J. E. Hamilton, Sole Referee

#2443

To

Fee \$.70 ✓

George J. Blair

REFEREE'S DEED

1940

Filed for record the 19 day of April

A.D. 1940 at 8:40 o'clock A.M.

Pearl E. Snetterly, Recorder

FILED JAN 13 1940

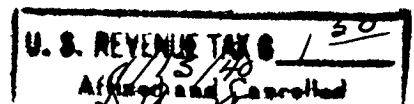
P. E. Rose Clerk of District Court

Deputy COMPARED

THIS INDENTURE, Made this 13th day of January, A.D. 1940, by and between J. E. Hamilton, Sole Referee, party of the first part, and George J. Blair, 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 Zulema Shreves, et al, were plaintiffs, and Bell Allen, et al, were defendants, the said party of the first part was on the 24th day of October, 1939, duly appointed by said Court as Sole Referee to make partition of the following described real estate, to-wit:

Commencing at a point Six (6) Rods South of the South line of Jefferson Street in the City of Winterset, Iowa, on the East line of the Southwest Quarter (SW $\frac{1}{4}$) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28), running thence West Eight (8) Rods, thence South Five (5) rods, thence East Eight (8) Rods, thence North Five (5) rods to the place of beginning, being a part of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28), Madison County, Iowa,



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

and it appearing to the Court that said property can not be equitably divided into the requisite number of shares, the Court on the 24th day of October, A.D. 1939, 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 George J. Blair for the sum of \$1250.00, the same being for more than the appraised value thereof, and

WHEREAS, on the 4th day of December, A.D. 1939, the said Court approved and confirmed said sale and by order directed the said party of the first part to execute to the party of the second part a conveyance in due form of law, for 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 \$1250.00 paid by George J. Blair, in conformity with the law and in obedience to the orders of said Court, I, J. E. Hamilton, Sole Referee, party of the first part, do by these presents grant, sell and convey unto the said George J. Blair the following described real estate, to-wit:

Commencing at a point Six (6) Rods South of the South line of Jefferson Street in the City of Winterset, Iowa, on the East line of the Southwest Quarter (SW $\frac{1}{4}$) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28), running thence West Eight (8) Rods, thence South Five (5) Rods, thence East Eight (8) Rods, thence North Five (5) Rods to the place of beginning, being a part of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28), Madison County, Iowa.

To have and to hold the same to the party of the second part, their 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.

J. E. Hamilton Sole Referee

STATE OF IOWA MADISON COUNTY)SS:

BE IT REMEMBERED, That on the 13th day of January, A.D. 1940, before the undersigned, a Notary Public in and for Madison County, personally came J. E. Hamilton, 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 Sole Referee, for the purposes therein mentioned.

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

(Notarial Seal)

Shirley A. Webster

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 George J. Blair was reported to the District Court aforesaid on the 4th day of December, 1939, said sale was approved by said Court on the 4th day of December, 1939, by order and decree confirming the same.

Witness my hand and the seal of said Court, this 13th day of January, A.D. 1940.

(DISTRICT COURT SEAL)

COMPARED

P. E. Rose Clerk of the District Court