

Deed Record, No. 77, Madison County, Iowa

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

A. D. Guiberson, Sole Referee	#3130	Filed for record the 29 day of May
To	Fee \$.90 ✓	A.D. 1940 at 2:40 o'clock P.M.
T. J. Crawford		Pearl E. Shetterly, Recorder
		FILED APR 2-1940
		F E Rose Clerk of District Court
		Deputy COMPARED

IN THE DISTRICT COURT OF MADISON COUNTY, IOWA
REFEREE'S DEED

KNOW ALL MEN BY THESE PRESENTS: THIS INDENTURE made this 11th day of January 1940, between A. D. Guiberson, Sole Referee, Party of the First Part, and T. J. Crawford, 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 Roy Hermon and Sula Poland were plaintiffs, and Ethel Holmes, et al. were defendants, the same being Cause No. 16831 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 6th day of June 1939, duly appointed by said Court as Referee to make partition of the following described real estate, to-wit:-

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All that part of the North Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Eight (8), lying East of the Highway as the same now runs through said eighty acre tract; also the North Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Eight (8); except public highway; and the South 30 acres of the Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$); and the North 10 acres of the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Nine (9); all in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M. (a) (u)

And it then and there having been made to appear to the Court that the said property cannot be equitably divided into the requisite number of shares, said Court, on the 6th day of June 1939, caused an Order to be entered directing said Referee to sell said premises at private sale; and

WHEREAS, on the 24th day of October A.D. 1939, said Referee did then and there sell said real estate to T. J. Crawford for the consideration of the sum of One Thousand (\$1,000.00) Dollars, the said T. J. Crawford being the highest and best bidder for said real estate, and the said sum of One Thousand (\$1,000.00) Dollars being the highest and best offer said Referee was able to get for said real estate; and

U. S. REVENUE TAXES 100
Affirmed and Confirmed

WHEREAS, on the 24th day of October A.D. 1939, said Court approved and confirmed said sale, and by Order directed said Party of the First Part to execute to the said T. J. Crawford, Party of the Second Part, a conveyance in due form of law for the said real estate so sold to the said T. J. Crawford as aforesaid;

NOW, THEREFORE, this Indenture Witnesseth, that in consideration of the premises and the said sum of One Thousand (\$1,000.00) Dollars, so paid by the said Party of the Second Part in conformity with the law and in obedience with the orders of said Court, I, A.D. Guiberson, as Sole Referee, Party of the First Part, do by these presents, grant, sell and convey unto the said T. J. Crawford, Party of the Second Part hereto, his heirs and assigns forever, the said real estate described as follows, to-wit:-

All that part of the North Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Eight (8), lying East of the Highway as the same now runs through said eighty acre tract; also the North Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Eight (8); except Public Highway; and the South 30 acres of the Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$); and the North 10 acres of the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Nine (9); all in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M. (a) (u)

TO HAVE AND TO HOLD the same to the Party of the Second Part as fully and absolutely as 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 day first above written.

A. D. Guiberson SOLE REFEREE

STATE OF IOWA MADISON COUNTY)SS.

BE IT REMEMBERED: That on the 11th day of January 1940, before the undersigned Dorothy D. Longenecker, a Notary Public within and for the County of Madison and State of Iowa, personally came A.D. Guiberson 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 said 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 said Referee was this day returned into Court for approval, and it appearing to the Court that said Referee 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 hereby approved and confirmed, and by direction of said Court said approval is hereby confirmed, and endorsed hereon by the undersigned.

WITNESS my hand and official seal this 2nd day of April 1940.

(DISTRICT COURT SEAL)

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