

Deed Record, No. 77, Madison County, Iowa

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

Harry C. Lynn, Executor

#3565

Filed for record the 21 day of June
A.D. 1940 at 3:55 o'clock P.M.

To

Fee \$.90 ✓

Pearl E. Shetterly, Recorder

J. C. and Jessie E. Renshaw

EXECUTOR'S DEED

TO ALL WHOM THESE PRESENTS SHALL COME: I Harry C. Lynn, Executor of the Last Will and Testament of W. E. Lynn, deceased, send GREETING:-

WHEREAS, the said W. E. Lynn, died testate on or about the 7th day of May, 1939, and on or about the 10th day of June, 1939, I, Harry C. Lynn, was appointed Executor of the Last Will and Testament of W. E. Lynn, deceased, and

WHEREAS, by the terms of said Last Will and Testament, I was authorized and empowered and directed to sell and convert into cash at such time or times and for such cash consideration as may seem adequate and just and right and proper in my better judgment, all property including real and personal of every kind and nature of which of which said decedent died seized of. Said cash consideration so received by me to be accurately and properly accounted for to the Court, and

WHEREAS, the said W. E. Lynn, deceased, died seized of the following described real estate, to-wit:

The East Fractional one-half of the N. W.
Quarter of Section One, Township 77 North,
Range 29 West of the 5th P.M. containing
76.9 acres more or less, according to the
United States Government survey, situated
in Madison County, Iowa, and

WHEREAS, under the terms of said Last Will and Testament I have offered the same for sale and that I have received an offer of Seventy-two Hundred Fifty (7250.00) Dollars from J. C. and Jessie^{E.} Renshaw of Dallas County, Iowa, for the foregoing described premises. Said consideration consisting of Twenty-seven Hundred Fifty (2750.00) Dollars in cash and the balance the assumption and agreement to pay on the part of said purchasers of a mortgage encumbering said property in the amount of Forty-five Hundred (4500.00) Dollars, and

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WHEREAS, I have submitted said proposition to the District Court of the State of Iowa in and for Madison County, and the said transaction has been approved by said Court and found to be advantageous to said estate.

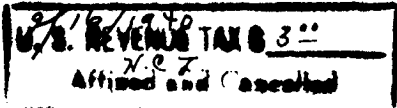
NOW THEREFORE, KNOW YE: That I, Harry C. Lynn, Executor of the Last Will and Testament of W. E. Lynn, deceased, by virtue of the power and authority in me vested aforesaid, and in consideration of the sum of Twenty-seven Hundred Fifty (2750.00) Dollars to me in hand paid by the said J. C. Renshaw and Jessie E. Renshaw, husband and wife, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said J. C. Renshaw and Jessie E. Renshaw, as joint tenants and not as tenants in common, with all right of survivorship, their heirs and assigns forever, all that certain tract or parcel of real estate situated in Madison County, State of Iowa, described as follows:-

The East Fractional one-half of the N. W. Quarter of Section One, Township 77 North, Range 29 West of the 5th P.M. containing 76.9 acres more or less, according to the United States Government survey, situated in Madison County, Iowa.

To have and to hold the above described premises with all appurtenances thereto belonging to the said J. C. Renshaw and Jessie E. Renshaw, their heirs and assigns forever, subject to a mortgage indebtedness existing and encumbering said premises in the amount of Forty-five Hundred (4500.00) Dollars, and

The said J. C. Renshaw and Jessie E. Renshaw hereby agree and assume to pay said mortgage indebtedness together with all interest thereon from and after March 1, 1940, and they hereby covenant and agree to keep said Executor and said estate free and clear from all harm or damages by their failure, if it so occurs, to pay said mortgage. And, I the said Harry C. Lynn, do hereby covenant with the said J. C. Renshaw and Jessie E. Renshaw, their heirs and assigns, that in selling said premises, I have complied with all the terms and conditions of said Last Will and Testament and with the orders of said Court.

WITNESS my hand this 15th day of November, A.D. 1939.



Harry C. Lynn
Executor of the Last Will and
Testament of W. E. Lynn, Deceased.

STATE OF IOWA, SCOTT COUNTY.)ss

BE IT REMEMBERED, that on the 15 day of November, A.D. 1939, before the undersigned, a Notary Public within and for said County, personally appeared Harry C. Lynn, Executor of the Estate of W. E. Lynn, deceased, to me personally known to be the identical person whose name is subscribed to the foregoing deed as grantor and acknowledged the same to be his voluntary act and deed, and that he executed the same for the purposes therein mentioned.

WITNESS my hand and seal the day last above written.

(Notarial Seal)

Sloan Hutchinson
Notary Public, Scott County, Iowa.

STATE OF IOWA, MADISON COUNTY.)ss

I, P. E. Rose Clerk of the District Court in and for said County, do hereby certify that the foregoing deed executed by Harry C. Lynn, as stated therein, to J. C. Renshaw and Jessie E. Renshaw, having been by the said Harry C. Lynn returned into Court for approval, and it appearing to the Court that the said Harry C. Lynn 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 15th day of November, 1939, approved by said Court.

WITNESS my hand and the seal of said Court hereto affixed, this 15th day of November, A.D. 1939.
(DISTRICT COURT SEAL)

P. E. Rose
Clerk of District Court

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