

Deed Record, No. 77, Madison County, Iowa

J. H. WELCH PRtg. CO., DES MOINES 7869

M. G. Bacon, Admr.

#3600

Filed for record the 25 day of June
A.D. 1940 at 10:03 o'clock A.M.

To

Fee \$.70 /

Pearl E. Shetterly, Recorder

Gertie Lenora Jackson

ADMINISTRATOR'S DEED - Private Sale.

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, on the 13th day of May, A.D. 1939 M. G. Bacon as Administrator, de bonis non of the estate of Nancy Ann Hiskey late of the County of Union within the State of Iowa now deceased, filed his petition in the District Court of Iowa, within and for the County of Union against Elwood Elsworth Hiskey and others heirs-at-law of said decedent, praying for an order of said Court, directing him to make sale of the real estate of said decedent, to-wit:

East Half of the Southwest Quarter of the Northwest Quarter of Section Thirty-six, Township Seventy-four North, Range Twenty-eight West of the 5th P.M., except railroad right-of-way and comprising approximately 17.82 acres.

U. S. REVENUE TAX \$.50
Affirmed and Cancelled

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 administrator administrator de bonis non 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 Gertie Lenora Jackson for the sum of Two Hundred Sixty-seven and 30/100 DOLLARS which sum was in excess of the appraised value thereof; and said sum having been paid by the said Gertie Lenora Jackson and whereas, the said Court afterwards approved and confirmed the sale, ordered the said administrator de bonis non to make and execute a deed to

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the said Gertie Lenora Jackson for said premises, according to the statute in such case made and provided:

NOW, THEREFORE, I M. G. Bacon as administrator de bonis non of the estate of Nancy Ann Hiskey, deceased, aforesaid, in consideration of the sum of Two Hundred Sixty-seven and 30/100 DOLLARS to me in hand 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 Gertie Lenora Jackson the real estate aforesaid, with all and singular the appurtenances thereunto belonging. To have and to hold the same unto the said Gertie Lenora Jackson his heirs and assigns forever.

IN TESTIMONY, WHEREOF, I, M. G. Bacon as such Administrator de bonis non have hereunto set my hand and seal this 21st day of June, A.D. 1939.

M. G. Bacon - Administrator de bonis non of the estate of Nancy Ann Hiskey, Deceased.

STATE OF IOWA, UNION COUNTY,)ss.

BE IT REMEMBERED, That on the 21 day of June, A.D. 1939 before me a Notary Public within (Title of officer) and for Union County, personally appeared M. G. Bacon, administrator de bonis non of the (Administrator or Executor) estate of Nancy Ann Hiskey, deceased, to me known to be the person named in and who executed the foregoing deed as grantor, and acknowledged that he executed the same as his voluntary act and deed.
(Notarial Seal)

B. D. Rusk Notary Public

STATE OF IOWA, Union County,)ss. IN THE DISTRICT COURT OF SAID COUNTY.

I, Clarence Hausz Clerk of the District Court in and for said County, do hereby certify that the foregoing deed executed by M. G. Bacon, administrator de bonis non as stated therein, to Gertie Lenora Jackson having been by the said M. G. Bacon, administrator de bonis non returned into Court for approval, and it appearing to the Court that the said M. G. Bacon, administrator de bonis non 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 30th day of June, 1939, approved by said Court.

WITNESS my hand and the seal of said Court hereto affixed, this 30th day of June, A.D. 1939. Filed Union County, Iowa
8:00 o'clock Clarence Hausz Clarence Hausz Clerk District Court
(DISTRICT COURT SEAL) Jul-1 1939 AM Clerk District Court By Deputy