

Deed Record, No. 77, Madison County, Iowa

J. H. WELCH PRtg. CO., DES MOINES 7599

Alfred Orville Nelson
 Executor
 To

#4481

Fee \$.70

Filed for record the 26 day of August
 A.D. 1940 at 3:43 o'clock P.M.

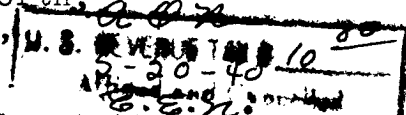
Pearl E. Shetterly, Recorder
 Wilma M. Wade, Deputy

Earl E. Nelson

EXECUTOR'S DEED

KNOW ALL MEN BY THESE PRESENTS: That Whereas, On the 30th day of April, A.D. 1940, Alfred Orville Nelson, as Executor of the estate of Amanda C. Nelson late of the County of Taylor Within the State of Iowa now deceased, filed his petition in the District Court of Iowa, within and for the County of Taylor against Earl E. Nelson, Alfred Orville Nelson, Horace B. Nelson, Lois Bond, Mabel Irley, Floyd Jackson Nelson, Grover Cleveland Nelson, William H. Nelson, Harvey Nelson, Lloyd Bond, Ollie Nelson, Ivan Nelson, Bessie Nelson, Eunice Baker, Mary Nelson, Marion Bruce, Elvira Bruce, Leona Bruce Potter, Helen Bruce Burton, Opal Nelson, heirs-at-law devisees and assignees of devisees, of said decedent, praying for an order of said Court, directing him to make sale of the real estate of said decedent, to-wit:

North Half of the Southwest Quarter and the Southeast Quarter
 of the Southwest Quarter of Section 20, Township 76, North,
 Range 29, West of the 5th P.M. in Madison County, Iowa,
 consisting of 120 acres more or less,



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 Executor proceed to make sale of said real estate/at public or private sale, but if at private sale, at not less than the appraised value thereof; and having sold said premises to Earl E. Nelson for the sum of Nine Thousand Six Hundred (\$9600.00) DOLLARS, which sum was more than the appraised value thereof; and said sum having been paid by the said Earl E. Nelson and whereas, the said Court afterwards approved and confirmed the sale, ordered the said Executor to make and execute a deed to the said Earl E. Nelson for said premises, according to the statute in such case made and provided:

NOW THEREFORE, I, Alfred Orville Nelson, as Executor of the estate of Amanda C. Nelson, deceased, as aforesaid, in consideration of the sum of Nine Thousand Six Hundred (\$9600.00) DOLLARS, to me in hnd 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 Earl E. Nelson, the real estate aforesaid, with all and singular the appurtenances thereunto belonging. To have and to hold the same unto the said Earl E. Nelson, his heirs and assigns forever.

IN TESTIMONY WHEREOF, I Alfred Orville Nelson as such Executor have hereunto set my hand and seal this 20 day of May A.D. 1940.

Alfred Orville Nelson Executor of the estate
 of Amanda C. Nelson, Deceased.

STATE OF IOWA, TAYLOR County,)ss.

BE IT REMEMBERED, That on the 20th day of May A.D. 1940 before the undersigned Jas. A. Lucas, a Notary Public within and for Taylor County, Iowa, personally appeared Alfred Orville Nelson, Executor of the estate of Amanda C. Nelson deceased, to me personally known to be the identical person, whose name he subscribed to the foregoing deed as grantor, and acknowledge the same to be his voluntary act and deed, and that he executed the same for the purposes therein mentioned.

WITNESS my hand and Notarial seal the last day above written.

(Notarial Seal)

Jas. A. Lucas NOTARY PUBLIC
 In and for TAYLOR County, Iowa

APPROVAL AND CONFIRMATION

STATE OF IOWA, TAYLOR County,)ss. In the District Court of Said County:

I, Thos. L. Kuhn Clerk of the District Court in and for Taylor County, Iowa, do hereby certify that the foregoing deed executed by Alfred Orville Nelson Executor as stated herein, to Earl E. Nelson having been by the said Executor returned into Court for approval, and it appearing to the Court that the said Executor 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

Deed Record, No. 77, Madison County, Iowa

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

said sale and the foregoing deed of conveyance be and the same were on the 21st day of May A.D. 1940, approved by said Court.

WITNESS my hand and the seal of said Court hereto affixed this 23 day of May A.D. 1940.

(DISTRICT COURT SEAL)

COMPART

Thos. L. Kuhn Clerk District Court
By Deputy