

Deed Record. No. 77. Madison County, Iowa

A. D. Guiberson, Sole Referee #3852

To

Fee \$1.30 ✓

George Jackson

IN THE DISTRICT COURT
OF MADISON COUNTY, IOWAFiled for record the 12 day of July
A.D. 1940 at 8:03 o'clock A.M.

Pearl E. Shetterly, Recorder

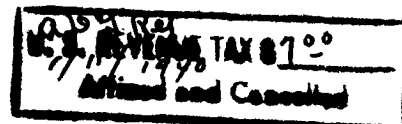
FILED APR 10 1940

P. E. Rose Clerk of District Court
16931 ✓ Deputy COMPAREDREFEREE'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 George Jackson, 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:-

The Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) and the Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section 7, and commencing at the Northeast corner of the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section 7, and running thence South 35.63 rods, thence West 19 rods, thence North 14.38 rods, thence West to the West line of said Section 7, thence North 21.25 rods to the Northwest corner of the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$), thence East to the point of beginning, and all that part of the Southwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section 7, which lies North and West of Middle River, and the South 4 acres of that part of said Southwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section 7, which lies South and East of Middle River, and the Southeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section 7; and the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$), and Lot Eight (8) (containing 14.44 acres) of the Northeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Eighteen (18); all in Township 75 North, Range 27 West; and the North Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) except about 2 acres thereof lying South and West of Middle River, and all that part of the East 26 and $\frac{2}{3}$ rods of the South Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) which lies North of Middle River, in Section Twelve (12), in Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa, excepting from the above described land the following tract condemned for highway purposes, to-wit: Commencing 858 feet East of the Southwest corner of the Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section 7, Township 75 North, Range 27 West of the 5th P.M., and running thence East 53.9 feet, thence North $10^{\circ} 12'$ East, 552.4 feet, thence North $79^{\circ} 48'$ West, 30 feet, thence North $10^{\circ} 12'$ East, 778.4 feet, thence East 121.9 feet, thence South $10^{\circ} 12'$ West, 1479.0 feet, thence Southwesterly along a 1196 foot radius curve, concave westerly, 350.1 feet, thence North $1^{\circ} 02'$ East, 470 feet to the point of beginning, and containing 3.2 acres, more or less.



And it then and there having been made to appear to the Court that 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

Deed Record, No. 77, Madison County, Iowa

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

WHEREAS, on the 24th day of October A.D. 1939, said Referee did then and there sell said real estate to George Jackson for the consideration of the sum of Six Thousand Five Hundred (\$6,500.00) Dollars, the said George Jackson being the highest and best bidder for said real estate, and the said sum of Six Thousand Five Hundred (\$6,500.00) Dollars, being the highest and best offer said Referee was able to get for said real estate; and

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 George Jackson, Party of the Second Part, a conveyance in due form of law for the said real estate so sold to the said George Jackson as aforesaid;

NOW THEREFORE, this Indenture Witnesseth, that in consideration of the premises and the said sum of Six Thousand Five Hundred (\$6,500.00) 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 George Jackson, Party of the Second Part hereto, his heirs and assigns forever, the said real estate described as follows, to-wit:-

The Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) and the Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section 7, and commencing at the Northeast corner of the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section 7, and running thence South 35.53 rods, thence West 19 rods, thence North 14.38 rods, thence West to the West line of said Section 7, thence North 21.25 rods to the Northwest corner of the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$), thence East to the point of beginning, and all that part of the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section 7, which lies North and West of Middle River, and the South 4 acres of that part of said Southwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section 7, which lies South and East of Middle River, and the Southeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section 7; and the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$), and Lot Eight (8) (containing 14.44 acres) of the Northeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Eighteen (18); all in Township 75 North, Range 27 West; and the North Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) except about 2 acres thereof lying South and West of Middle River, and all that part of the East 26 and $\frac{2}{3}$ rods of the South Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) which lies North of Middle River, in Section Twelve (12), in Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa, excepting from the above described land the following tract condemned for highway purposes, to-wit: Commencing 858 feet East of the Southwest corner of the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section 7, Township 75 North, Range 27 West of the 5th P.M., and running thence East 53.9 feet, thence North $10^{\circ} 12'$ East, 552.4 feet, thence North $79^{\circ} 48'$ West, 30 feet, thence North $10^{\circ} 12'$ East, 778.4 feet, thence East 121.9 feet, thence South $10^{\circ} 12'$ West, 1479.0 feet, thence Southwesterly along a 1196 foot radius curve, concave westerly, 350.1 feet, thence North, $1^{\circ} 02'$ East, 470 feet to the point of beginning, and containing 3.2 acres, more or less.

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

(Next Page)

Deed Record, No. 77, Madison County, Iowa

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

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 13th day of January 1940.

(DISTRICT COURT SEAL)

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