

Deed Record, No. 77, Madison County, Iowa

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

Martin J. Roach, Admr.

#4146

Filed for record the 3 day of August
A.D. 1940 at 8:53 o'clock A.M.

To

Fee \$.70 ✓

Pearl E. Shetterly, Recorder

Alfred Nelson

ADMINISTRATOR'S DEED

KNOW ALL MEN BY THESE PRESENTS: That Whereas, on the 2nd day of July, 1940, Martin J. Roach, as administrator of the estate of Joseph Cunningham, late of the County of Madison Within the State of Iowa, now deceased, filed his application in the District Court of Iowa, within and for the County of Madison, praying for an order of said Court, authorizing him to convey said real estate described as follows:

West Half ($W\frac{1}{2}$) of the Northwest Quarter ($NW\frac{1}{4}$)
of the Southeast Quarter ($SE\frac{1}{4}$) of Section Thirty
(30) Township Seventy-six (76) North, Range Twenty-
seven (27) West of the 5th P.M.

And WHEREAS, it appearing to the Court that said real estate was acquired by Martin J. Roach, Administrator, under a Sheriff's Deed recorded March 11, 1937, and recorded in Deed Record 74, at page 76, of the Records of the County Recorder of Madison County, Iowa, and

WHEREAS, subsequent to the time said administrator acquired said real estate, a partition action was commenced in the District Court of Iowa, in and for Madison County, entitled Joseph J. Roach, et al., plaintiffs, vs: Eleanor E. Roach, et al., defendants, No. 16896, Equity, and that the real estate above described was included with the above real estate in said partition action, was appraised and sold by the referee in said cause of action, Charles D. Butterfield, for the sum of Twenty-four Hundred (\$2400.00) Dollars, to Alfred Nelson, and

WHEREAS, the Court having approved said sale in said partition action, and the Court having found that the sale was an advantageous one and was, in the best interest of all parties interested, and concerned, under an order of Court dated July 2nd, 1940, authorized and empowered this administrator, Martin J. Roach, to convey to the purchaser of said real estate, Alfred Nelson, all his right, title and interest in and to said real estate.

NOW THEREFORE, I, Martin J. Roach, administrator of the estate of Joseph Cunningham, deceased, for a valuable consideration receipt of which 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 Alfred Nelson, the real estate above described, with all and singular the appurtenances thereunto belonging. To have and to hold the same unto the said Alfred Nelson, his heirs and assigns forever.

IN TESTIMONY WHEREOF, I, Martin J. Roach, as such administrator, have hereunto set my hand and seal, this 2nd day of July, 1940.

Martin J. Roach Administrator of the Estate
of Joseph Cunningham, deceased.

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J. H. WELCH PRtg. CO., DES MOINES 7859

STATE OF IOWA Madison County)ss.

BE IT REMEMBERED, that on the 2nd day of July, 1940, before the undersigned, Jno. N. Hartley, a Notary Public within and for Madison County, Iowa, personally appeared Martin J. Roach, administrator of the estate of Joseph Cunningham, 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 Notarial Seal the last day above written.

(Notarial Seal)

APPROVAL AND CONFORMATION

Jno. N. Hartley Notary Public
In and For Madison County, Iowa

STATE OF IOWA Madison County)ss.

I, P. E. Rose, Clerk of the District Court in and for Madison County, Iowa, do hereby certify that the foregoing deed executed by Martin J. Roach, ~~administrator of the estate of~~ *Martin J. Roach*, administrator of the estate of Joseph Cunningham, deceased, having been by the said administrator returned into Court for approval, and it appearing to the Court has complied with all the requirements of the law and of this Court that the said administrator/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 2nd day of July, A.D. 1940, approved by said Court.

WITNESS my hand and the seal of said Court hereto affixed, this 2nd day of July, A.D. 1940.

(DISTRICT COURT SEAL)

P E Rose
Clerk of District Court