

Deed Record, No. 77, Madison County, Iowa

J. H. WELCH, REC'D. CO. 1000 DINES 7559

H. F. Anderson, Sole Referee

#5248

Filed for record the 28 day of September
A.D. 1940 at 10:30 o'clock A.M.

To

Fee \$.80 ✓

Pearl E. Shetterly, Recorder

Bessie E. and Hazel Reinert

FILED AUG 20 1940

P. E. Rose Clerk of District Court

Deputy

COMPARED

REFEREE'S DEED

THIS INDENTURE, Made this 15th day of August, A.D., 1940, by and between H. F. Anderson, Sole Referee, party of the first part, and Bessie E. Reinert and Hazel Reinert as parties 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 George B. Reinert was plaintiff and Leo M. Reinert, et al, were defendants, the said party of the first part was, on the 31st day of May, A.D., 1940, duly appointed by said Court as Sole Referee to make partition of the following described real estate in Madison County, Iowa, to-wit:

The Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) and the Southwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$), except a strip twenty-five (25) feet wide off the North side of the last described tract for a roadway, all in Section Four (4), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., and

The South Thirteen (13) acres of the Southeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) in Section Twenty-eight (28) Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., except a tract described as follows, to-wit: Commencing Two (2) rods East of the Southwest corner of the said Southeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$), thence West Two (2) rods to the said Southwest corner, thence North two (2) rods, thence in a Southeasterly direction to the place of beginning.

And, it appearing to the Court that said property cannot be equitably divided into the requisite number of shares, the Court, on the 31st day of May, A.D., 1940, caused a decree to be entered directing said Referee to sell said premises, either at public auction or at private sale.

AND WHEREAS, this Referee contracted to sell all of said real estate at private sale to Bessie E. Reinert and Hazel Reinert for the sum of \$5000.00, the same being more than the appraised value thereto.

AND WHEREAS, on the 29th day of July, A.D., 1940, the said Court approved and confirmed said sale and by order directed the said party of the first part to execute to the parties of the second part a conveyance in the due form of law, for the said parcel of land so sold to them as aforesaid.

NOW, THEREFORE, THIS INDENTURE WITNESSETH, in consideration of the premises and the sum of \$5000.00 paid by Bessie E. Reinert and Hazel Reinert, in conformity and in obedience to the orders of said Court, I, H.F. Anderson, Sole Referee, party of the first part, do, by these presents, grant, sell, and convey unto the said Bessie E. Reinert and Hazel Reinert the following described real estate in Madison County, Iowa, to-wit:

The Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) and the Southwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$), except a strip twenty-five (25) feet wide off the North side of the last described tract for a roadway, all in Section Four (4), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., and

The South Thirteen (13) acres of the Southeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) in Section Twenty-eight (28) Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., except a tract described as follows, to-wit: Commencing two (2) rods East of the Southwest corner of the said Southeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$), thence West Two (2) rods to the said Southwest corner, thence North two (2) rods, thence in a Southeasterly direction to the place of beginning

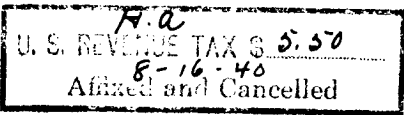
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To have and to hold the same to the parties of the second part and their heirs and assigns, as fully and absolutely as the said party of the first part, by virtue of the premises, might and could sell the same.

In witness whereof, I have hereunto set my hand the date first above written.

STATE OF IOWA)
MADISON COUNTY) SS:



H.F.Anderson
Sole Referee

BE IT REMEMBERED, That on the 16th day of August, A.D.,1940, before the undersigned, a Notary Public in and for said County, personally came H.F.Anderson, to me personally known to be the identican person whose name is subscribed to the foregoing deed as_Referee, and acknowledged the execution of the instrument to be his voluntary act and deed, as_Referee, for the purpose therein mentioned.

WITNESS my hand and official seal the day and year above written.

(Notarial Seal)
STATE OF IOWA)
MADISON COUNTY) SS:

Shirley A.Webster
Notary Public in and for Madison County,Iowa

I, P.E.Rose, Clerk of the District Court of said County do hereby certify that the sale of lands described in the within conveyance to Bessie E. Reinert and Hazel Reinert was reported to the District Court aforesaid on the 20th day of Aug.,1940, and on the 20th day of Aug, 1940, said sale was approved by said Court, by order and decree confirming the same.

WITNESS my hand and the seal of said Court, this 20th day of August, 1940

(District Court Seal)

COMPARED

P.E Rose
Clerk of District Court