

Deed Record, No. 77, Madison County, Iowa

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

Neil W. Anderson, Admr.

#6484

To

Fee .70 ✓

J. G. Van Rossun

Filed for record the 9 day of December
A.D. 1940 at 11:00 o'clock A.M.
✓ 4464 Pearl E. Shetterly, Recorder
FILED DEC 7-1940
F E Rose Clerk of District Court
Deputy COMPARED

ADMINISTRATOR'S DEED-Private Sale

KNOW ALL MEN BY THESE PRESENTS: That Whereas, On the 20th day of April A.D. 1940 Neil W. Anderson, as Administrator of the estate of Lulu May Terry late of the County of Madison Within the State of Iowa now deceased, filed his petition in the District Court of Iowa, within and for the County of Madison against G. C. Terry, Arthur Terry and Neil W. Anderson, heirs-at-law of said decedent, and unpaid claimant praying for an order of said Court, directing

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him to make sale of the real estate of said decedent, to-wit:

Undivided 1/3 interest in the North Half of the North Half of the Northeast Quarter of the Southwest Quarter of Section 10, Township 74 North, Range 28, West of the 5th P.M., Iowa,

U. S. REVENUE TAX \$.50
Cancelled 2 0 77

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 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 J. G. Van Rossun for the sum of Eighty-three and 33/100 DOLLARS, which sum was above the appraised value thereof; and said sum having been paid by the said J. G. Van Rossun and whereas the said Court afterwards approved and confirmed the sale, ordered the said Administrator to make and execute a deed to the said J. G. Van Rossun for said premises, according to the Statute in such case made and provided:

NOW THEREFORE, I, Neil W. Anderson, as Administrator of the estate of Lulu May Terry, deceased, as aforesaid, in consideration of the sum of Eighty-three and 33/100 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 J. G. Van Rossun the real estate aforesaid, with all and singular the appurtenances thereunto belonging. To have and to hold the same unto the said J. G. Van Rossun his heirs and assigns forever.

IN TESTIMONY WHEREOF, I Neil W. Anderson as such Administrator have hereunto set my hand and seal this 20th day of August A.D. 1940.

Neil W. Anderson Administrator of the
estate of Lulu May Terry, Deceased.

STATE OF IOWA, Madison County,)ss.

BE IT REMEMBERED, That on the 20th day of August A.D. 1940 before the undersigned Charles D. Van Werden, a Notary Public within and for Madison County, Iowa, personally appeared Neil W. Anderson of Winterset, Iowa Administrator of the estate of Lulu May Terry 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)

Charles D. Van Werden Notary Public
In and for Madison County, Iowa

APPROVAL AND CONFIRMATION

STATE OF IOWA, Madison County,)ss.

In the District Court of said County:

I, P. E. Rose Clerk of the District Court in and for Madison County, Iowa, do hereby certify that the foregoing deed executed by Neil W. Anderson, Administrator, as stated herein, to J. G. Van Russun having been by by the said Neil W. Anderson, Administrator, returned into Court for approval, and it appearing to the Court that the said Neil W. Anderson, Administrator, 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 20th day of August A.D. 1940, approved by said Court.

WITNESS my hand and the seal of said Court hereto affixed, this 7 day of December A.D. 1940.

(District Court Seal)

COMPARED

P. E. Rose Clerk District Court
By Deputy