

Deed Record, No. 77, Madison County, Iowa

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

Charles E. Tucker, Admr.

#6485

To

Fee \$.70 ✓

J. G. Van Rossun

Filed for record the 9 day of December
A.D. 1940 at 11:03 o'clock A.M.

Pearl E. Shetterly, Recorder

FILED DEC 7-1940

P E Rose Clerk of District Court
Deputy COMPAREDADMINISTRATOR'S DEED-Private Sale

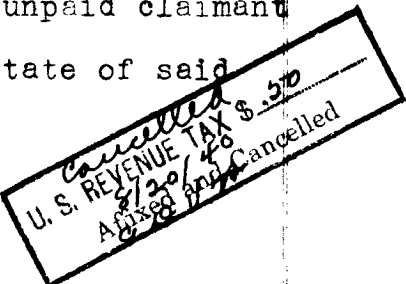
KNOW ALL MEN BY THESE PRESENTS: That Whereas, On the 20th day of April A.D. 1940 Charles E. Tucker, as Administrator of the estate of Flora B. Sheldon late of the County of Madison Within the State of Iowa now deceased, filed his petition in the District Court of Iowa,

Deed Record, No. 77, Madison County, Iowa

J. H. WELCH PRtg. CO., DES MOINES 7059

within and for the County of Madison against Myron Sheldon, Delia F. Sheldon, Charles E. Sheldon, Arthur Terry and Neil W. Anderson heirs-at-law of said decedent and unpaid claimant praying for an order of said Court, directing 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,



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/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, Charles E. Tucker, as Administrator of the estate of Flora B. Sheldon, 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 Charles E. Tucker as such Administrator have hereunto set my hand and seal this 20th day of August A.D. 1940.

Charles E. Tucker Administrator of the estate of Flora B. Sheldon, 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 Charles E. Tucker of Winterset, Iowa, Administrator of the estate of Flora B. Sheldon deceased, to me personally known to be the identical person, whose name is 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)
APPROVAL AND CONFIRMATION

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

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 Charles E. Tucker, Administrator, as stated herein, to J. G. Van Rossun having been by the said Charles E. Tucker, Administrator, returned into Court for approval, and it appearing to the Court that the said Charles E. Tucker, 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 7th day of December A.D. 1940.

(DISTRICT COURT SEAL)

P E Rose Clerk District Court
Deputy.