

Deed Record, No. 77, Madison County, Iowa

J. H. WELCH PRtg. CO., DES MOINES 7889

Ira Huss, Admr

#348

Filed for record the 11 day of January *
A.D. 1941 at 3:35 o'clock P.M.
Pearl E. Shetterly, Recorder
FILED APR 30 1938
F E Rose Clerk of District Court
Deputy COMPARED

To

Fee \$.60 ✓
14301

C. L. Cameron

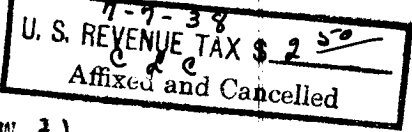
ADMINISTRATOR'S DEED-Private Sale

KNOW ALL MEN BY THESE PRESENTS: THAT WHEREAS, on the 26 day of March A.D. 1938 Ira Huss as Administrator of the estate of Rachel E. Ritter 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

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County of Madison, aforesaid against Lloyd E. Ritter, Clarence W. Ritter, Etta Huss, Ernest J. Ritter and L. Carl Ritter, heirs-at-law of said decedent, praying for an order of said Court, directing him to make sale of the real estate of said decedent, to-wit:



An undivided one-third (1/3) interest in and to the North-half (N. 1/2) of the Southwest Quarter (S.W. 1/4), and the Southwest Quarter (SW. 1/4) of the Northwest Quarter (N.W. 1/4) (except the East 12 rods in width of the North 18 rods in width thereof). And the South Thirty-one (31) acres of the Southeast Quarter (S.E. 1/4) of the Northwest Quarter (N.W. 1/4) All in Section Thirty-three (33), in Township Seventy-four (74) North, of Range Twenty-nine (29) West of the Fifth P.M. in Madison County, State of Iowa. containing 150 acres more or less, subject to two (2) unpaid mortgages thereon (not yet due) totaling \$6500.00 and accruing interest thereon, the unpaid balance of which as of March 1, 1938, amounted to \$5771.14 one-third of which the grantee herein assumes as part of the purchase price of said undivided 1/3 interest in said land herein conveyed.

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 Ira Huss as the Administrator of said Rachel E. Ritter Estate 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 one C. L. Cameron of said Madison County, Iowa, at private sale for the sum of Twenty-two Hundred Fifty and No/100 (\$2250.00) DOLLARS which sum was 1/3 of \$6750.00 the appraised value of said land and said sum having been paid by the said C. L. Cameron in cash and the assuming of 1/3 of the unpaid balances of said mortgages (not yet due) as of March 1. 1938 and whereas, the said Court afterwards approved and confirmed the sale, ordered the said Ira Huss as Administrator of Rachel E. Ritter Estate to make and execute a deed to the said C. L. Cameron for said 1/3 interest in and to said premises, according to the statute in such case made and provided:

NOW, THEREFORE, I, Ira Huss as Administrator of the estate of Rachel E. Ritter, deceased, aforesaid, in consideration of the sum of \$326.29 in cash and the assuming of \$1923.71 the 1/3 of the sum of \$5771.14 the amount due on said mortgages March 1, 1938. to me in hand 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 C. L. Cameron and to his heirs and assings, the undivided one-third interest in the real estate aforesaid, with all and singular the appurtenances thereunto belonging. To have and to hold the same unto the said C. L. Cameron his heirs and assigns forever.

IN TESTIMONY, WHEREOF, I, Ira Huss aforesaid, as such administrator have hereunto set my hand and seal this 23d day of April A.D. 1938.

Ira Huss Administrator of the estate of Rachel E. Ritter, Deceased.

STATE OF IOWA, Union County,)ss.

BE IT REMEMBERED, That on the 23rd. day of April, A.D. 1938. before me a Notary Public (Title of Officer) within and for said Union County, personally appeared Ira Huss, Administrator of the estate (Administrator or Executor) of Rachel E. Ritter, deceased, to me known to be the person named in and who executed the foregoing deed as grantor, and acknowledged that he executed the same as his voluntary act and deed.

(Notarial Seal)

Frederick A. Shute Notary Public in and for Union County State of 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 said County, do hereby certify that the foregoing deed executed by Ira Huss, Administrator as stated therein, to C. L. Cameron having been by the said Administrator returned into Court for approval, and it appearing to the Court that the said 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 30th day of April, 1938 approved by said Court.

WITNESS my hand and the seal of said Court hereto affixed, this 30th day of April, A.D. 1938.

(DISTRICT COURT SEAL)

COMPARED

P E Rose Clerk District Court. Deputy.