

Deed Record, No. 77, Madison County, Iowa

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

Ira Huss, Admr.

#349

To

Fee \$.60 ✓

✓ 11/31

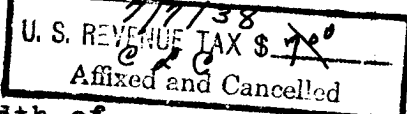
C. L. Cameron

Filed for record the 11 day of January
A.D. 1941 at 3:38 o'clock P.M.
Pearl E. Shetterly, Recorder
FILED APR 30 1938
P E Rose Clerk of District Court
Deputy COMPARED

ADMINISTRATOR'S DEED-Private Sale

KNOW ALL MEN BY THESE PRESENTS: THAT WHEREAS, on the 29th. day of October A.D. 1937 Ira Huss as Administrator of the estate of F. M. 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 County of Madison aforesaid against E. S. Gilbert, C. H. Gilbert, Commercial State Bank of Afton, Iowa, The Federal Farm Mortgage Corporation, The Federal Land Bank of Omaha, Neb. W. A. Treichler, Lora Ritter and all others interested in said Estate, and also against Lloyd E. Ritter, Clarence W. Ritter, Etta Huss, Ernest J. Ritter, 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:

The North-half of the Southwest Quarter, and the Southwest Quarter of the Northwest Quarter, (except the East 12 rods in width of the North 18 rods in width thereof) and the South Thirty-one acres of the Southeast Quarter of the Northwest Quarter, all in Section 33, in Township 74, North of Range 29, West of the 5th Principal Meridian, in Madison County, State of Iowa. Containing 150 acres more or less, said premises being subject to two Mortgages (not yet due) totaling \$6500.00 and accruing interest thereon, the unpaid balance of which amounting to \$5771.14 as of March 1, 1938, the Grantee herein assumes as part of the purchase price herein named.



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 F. M. 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, State of Iowa, at private sale, for the sum of Sixty-seven Hundred Fifty & No/100 (\$6750.00) DOLLARS

Subject to the unpaid balances due on said 2 mortgages as of March 1, 1938 which sum was \$6750.00 the appraised value thereof; and said sum having been paid by the said C. L. Cameron and whereas, the said Court afterwards approved and confirmed the sale, ordered the said Ira Huss Administrator of F. M. Ritter Estate to make and execute a deed to the said C. L. Cameron for said premises, according to the statute in such case made and provided:

NOW, THEREFORE, I Ira Huss, as Administrator of the estate of F. M. Ritter, deceased, aforesaid, in consideration of the sum of \$978.86 in cash and the assuming as of March 1, 1938 of the sum of \$5771.14 the unpaid balance on said Mortgages that date 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 his heirs and assigns 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 as such Administrator have hereunto set my hand and seal this 23d day of April, A.D. 1938.

STATE OF IOWA, Union County,)ss.

Ira Huss Administrator of the estate
of F. M. Ritter, Deceased.

BE IT REMEMBERED, That on the 23d day of April, A.D. 1938 before me a Notary Public within and for Union County, personally appeared Ira Huss, Administrator of the estate of F. M. Ritter, late of Madison County, Iowa, 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

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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)

RECORDED

P E Rose

Clerk District Court
Deputy