

Deed Record, No. 77, Madison County, Iowa

Chas. Beeler, Sole Referee

#1459

Filed for record the 28 day of February
A.D. 1941 at 3:35 o'clock P.M.

To

Fee \$.90 ✓

Pearl E. Shetterly, Recorder

D. H. Crawford

FILED OCT 8-1940

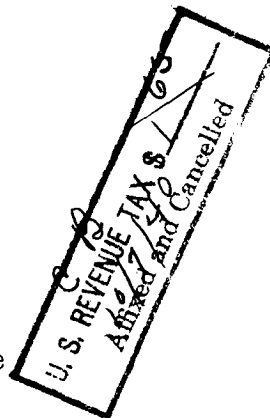
P E Rose

Clerk of District Court
DeputyIN THE DISTRICT COURT OF THE STATE OF IOWA
IN AND FOR MADISON COUNTYREFEREE'S DEED

THIS INDENTURE made this 7th day of October A.D. 1940, between Chas. Beeler, Sole Referee, Party of the First part, and D. H. Crawford, Party 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 D. V. Crawford, et al., were plaintiffs and Albert E. Terry, et al., were defendants, the same being cause No. 16655 Equity, the said Party of the First Part was, on the 21st day of February 1938, duly appointed by said Court, as sole Referee, to make partition of and sell the following described real estate, to-wit:-

The Fractional North Half (FRL. N $\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Thirty-one (31), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Iowa, excepting therefrom a tract of land described as follows: Commencing at a point 21 $\frac{1}{2}$ feet West of the Southeast corner of the North Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Thirty-one (31), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., running thence West 80 rods, thence North 80 rods, thence East 80 rods, thence South 80 rods to the place of beginning.



And it then and there having been made to appear to the Court that said property cannot be equitably divided into the requisite number of shares, said Court, on the 21st day of February 1938, caused an order to be entered directing this Referee to sell said premises; and

WHEREAS, on the 9th day of March 1940, said Court caused an order to be entered directing this Referee to sell said premises at public sale; and

WHEREAS, on the 30th day of April 1940, this Referee caused said real estate to be exposed for sale at public auction, and did then and there sell said real estate to D. H.

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J. H. WELCH PRtg. CO., DES MOINES 7689

Crawford for the consideration of the sum of One Thousand Four Hundred Ninety & no/100 (\$1,490.00) Dollars, the said D. H. Crawford being the highest and best bidder for said real estate, and the said sum of One Thousand Four Hundred Ninety & no/100 (\$1,490.00) Dollars being the highest and best offer that this referee was able to get for said real estate; and

WHEREAS, on the 27th day of April 1940, the said Court approved and confirmed said sale and by order directed said Party of the First Part to execute to the party of the second part a conveyance in due form of law for said real estate so sold to the second party as aforesaid.

NOW, THEREFORE, this indenture witnesseth, that for and in consideration of the premises and the sum of One Thousand Four Hundred Ninety & no/100 (\$1,490.00) Dollars, so paid by the said D. H. Crawford, party of the second part, in conformity with the law, and in obedience with the orders of said Court, I, Chas. Beeler, party of the first part, do by these presents, grant, sell and convey unto the said D. H. Crawford, party of the second part, and to his heirs and assigns forever, said real estate, situated in the County of Madison, State of Iowa, described as follows, to-wit:-

The Fractional North Half (Frl. N $\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Thirty-one (31), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Iowa, excepting therefrom a tract of land described as follows: Commencing at a point 21 $\frac{1}{2}$ feet West of the Southeast corner of the North Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Thirty-one (31), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., running thence West 80 rods, thence North 80 rods, thence East 80 rods, thence South 80 rods to the place of beginning,

to have and to hold the same to the party of the second part 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.

Chas. Beeler SOLE REFEREE

STATE OF IOWA: MADISON COUNTY :SS

BE IT REMEMBERED that on the 7th day of October 1940, before me the undersigned, Dorothy D. Longenecker, a Notary Public in and for said County, personally came Chas. Beeler, to me personally known to be the identical person whose name is subscribed to the foregoing Deed as sole Referee, and acknowledged the execution of the instrument to be his voluntary act and deed as such sole Referee for the purposes therein mentioned.

WITNESS MY HAND and official seal the day and year last above written.

(Notarial Seal)

Dorothy D. Longenecker Notary Public
in and for Madison County, Iowa.

STATE OF IOWA: MADISON COUNTY: SS

The foregoing Deed by the said Referee was this day returned into Court for approval, and it appearing to the Court that the sole Referee therein named had complied with the requirements of the law and the orders and decrees of this Court in making the sale and deed, it was ordered by the Court that said sale and deed be and the same are approved and confirmed, and by direction of said Court said approval is hereby certified and endorsed hereon by the undersigned.

WITNESS my hand and seal this 8th day of October 1940.

(DISTRICT COURT SEAL)

COMPARED

P E Rose Clerk of the District Court
in and for Madison County, Iowa.