

Deed Record, No. 77, Madison County, Iowa

Ralph B. Hunter, Sole Referee

To

Katie I. Sole

#2130

Fee \$1.20

Filed for record the 28 day of
March A.D. 1941 at 10:41 o'clock
A.M.

Pearl E. Shetterly, Recorder

FILED MAR 10 1941

Rex V. Johnson Clerk of District Court

COMPARED

R E F E R E E ' S D E E D

KNOW ALL MEN BY THESE PRESENTS:-

This Indenture made this 5 day of March, A.D. 1941, between Ralph B. Hunter, Sole Referee, Party of the First Part, and Katie I. Sole, 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 W.C. Croft was Plaintiff and Mary A. Compton, et al., were defendants, the same being cause No. 17064 of said Court, said Party of the First Part was on the 4th day of December, A.D. 1940, duly appointed by said Court as Sole Referee to make partition of the following described real property, to-wit:

The Northwest Quarter of the Southwest Quarter (NW $\frac{1}{4}$ SW $\frac{1}{4}$) and the West Half of the Northeast Quarter of the Southwest Quarter (W $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section Fifteen (15) in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M. Madison County, State of Iowa.

and

A tract of land described as Commencing Twelve (12) Rods and Three Links (3) South of the Center of Section Twenty-two (22) running thence West Sixty-six (66) Rods, thence South to the South Line of the Northeast Quarter of the Southwest Quarter, (NE $\frac{1}{4}$ SW $\frac{1}{4}$) of said Section, thence East Sixty-six (66) Rods, thence North to the Place of Beginning, containing Twenty (20) acres, more or less, all in Section Twenty-two (22), Township Seventy-seven (77) North, Range Twenty-eight (28), West of the 5th P.M., Madison County, State of Iowa,

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 4th day of December, A.D. 1940, caused an Order to be entered, directing said Referee to sell said premises at public sale; and,

WHEREAS, on the 28th day of January, A.D. 1941, said Referee did at public auction then and there sell to Katie I. Sole for the consideration of the sum of Four Thousand and Fifty (\$4050.00) the following described real estate situated in Madison County, Iowa, to-wit:

The Northwest Quarter of the Southwest Quarter (NW $\frac{1}{4}$ SW $\frac{1}{4}$) and the West Half of the Northeast Quarter of the Southwest Quarter (W $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section Fifteen (15) in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M. Madison County, State of Iowa,

and

A tract of land described as commencing Twelve (12) Rods and Three Links (3) South of the Center of Section Twenty-two (22) running thence West Sixty-six (66) Rods, thence South to the South Line of the Northeast Quarter of the Southwest Quarter, (NE $\frac{1}{4}$ SW $\frac{1}{4}$) of said Section, thence East Sixty-six (66) Rods, thence North to the Place of Beginning, containing Twenty (20) acres, more or less, all in Section Twenty-two (22), Township Seventy-seven (77) North, Range Twenty-eight (28), West of the 5th P.M., Madison County, State of Iowa,

the said Katie I. Sole being the highest and best bidder for said tract of real estate, and the said sum of Four Thousand and Fifty (\$4050.00) Dollars, being the highest and best offer said Referee was able to get for said real estate; and

WHEREAS on the day of February, A.D. 1941, said Court approved and confirmed said

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sale, and by Order directed said Party of the First Part to execute to the said Katie I. Sole, Party of the Second Part, a conveyance in due form of law for the said real estate so sold to Katie I. Sole as aforesaid;

NOW THEREFORE, this Indenture Witnesseth, that in consideration of the premises and the said sum of Four Thousand and Fifty (\$4050.00) Dollars, so paid by the said Party of the Second Part in conformity with the law and in obedience to the Orders of said Court, I, Ralph B. Hunter, as Sole Referee, Party of the First Part, do by these presents, grant, sell and convey unto the said Katie I. Sole, Party of the Second Part hereto, her heirs and assigns forever, the said real estate described as follows, to-wit:

The Northwest Quarter of the Southwest Quarter (NW $\frac{1}{4}$ SW $\frac{1}{4}$) and the West Half of the Northeast Quarter of the Southwest Quarter (W $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section Fifteen (15) in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M. Madison County, State of Iowa,
and

A tract of land described as Commencing Twelve (12) Rods and three links (3) South of the Center of Section Twenty-two (22) running thence West Sixty-six (66) Rods, thence South to the South Line of the Northeast Quarter of the Southwest Quarter, (NE $\frac{1}{4}$ SW $\frac{1}{4}$) of said Section, thence East Sixty-six (66) Rods, thence North to the Place of Beginning, containing Twenty (20) acres, more or less, all in Section Twenty-two (22), Township Seventy-seven (77) North, Range Twenty-eight (28), West of the 5th P.M., Madison County, Iowa.

TO HAVE AND TO HOLD the same to the Party of the Second Part as fully and absolutely as 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 day and year first above written.

Ralph B. Hunter Sole Referee.

STATE OF IOWA MADISON COUNTY) ss

On this 5th day of March, A.D. 1941, before me, H. Claude Peer, the undersigned, a Notary Public in and for the County of Madison and State of Iowa, personally came Ralph B. Hunter, to me personally known to me to be the identical person whose name is subscribed to the foregoing Deed as Sole Referee, and acknowledged the execution of said instrument to be his voluntary act and deed as such Sole Referee, ~~and acknowledged the execution of said instrument to be his voluntary act and deed as such Sole Referee~~ for the purposes therein set forth.

In Witness Whereof I have hereunto set my hand and affixed my Notarial Seal on the day and year last above written.

(Notarial Seal)

H. Claude Peer
Notary Public in and for Madison County, Iowa.

STATE OF IOWA MADISON COUNTY) SS

The foregoing Deed by said Referee was this day returned into the Court for approval, and it appearing to the Court that said Referee 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 hereby approved and confirmed and signed. by direction of said Court said approval is hereby confirmed and endorsed hereon by the under/

WITNESS MY HAND and official seal this 10 day of March, A.D. 1941.

(District Court Seal)

COMPARED

Rex V. Johnson
Clerk of the District Court of the State of Iowa,
in and for Madison County.