

Deed Record, No. 77, Madison County, Iowa

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

Ralph O.Mills,Sole Referee

#1968

Filed for record the 22 day of March A.D.1941 at 9:30 o'clock A.M.

To

Fee \$.70

H.A.Ross

16966

Pearl E. Shetterly, Recorder
Filed Feb 21 1941 Rex V.Johnson
Clerk of District Court Compared

REFEREE'S
DEED 2-2-41

THIS INDENTURE, Made the 20th day of February, A.D.1941, by and between Ralph O.Mills, Sole Referee, party of the first part, and H.A.Ross, 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 Callie E.Fredrickson, et al, were plaintiffs and Gile E.Macumber, et al, were defendants, the said party of the first part was on the 31st day of May, 1940, duly appointed by said Court as Sole Referee, to make partition of the following described real estate, to-wit:

The West Fractional Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Six (6), in Township Seventy-five (75) North, of Range Twenty-eight (28) West of the 5th P.M. and a tract of land described as follows: Commencing at the Northeast corner of the Northeast Quarter ($\frac{1}{4}$) of Section One (1), in Township Seventy-five (75) North, of Range Twenty-nine (29) West of the 5th P.M., running thence South along the East side of said Northeast Quarter ($\frac{1}{4}$) to the Southeast corner thereof, thence West along the South side of said Northeast Quarter ($\frac{1}{4}$) 845 feet, more or less, to the County Road which runs North and South through said Northeast Quarter ($\frac{1}{4}$), thence North along the East line of said County Road to the North line of said Northeast Quarter ($\frac{1}{4}$), thence East on the North line of said Northeast Quarter ($\frac{1}{4}$) to the Northeast corner thereof, being the place of beginning; being all that part of said Northeast Quarter ($\frac{1}{4}$) of said Section One (1) lying East of the County Road which runs North and South through said quarter section; containing in all, 109 acres, more or less,

and in appearing to the Court that said property can not be equitably divided into the requisite number of shares, the Court on the 9th day of May, A.D.1940, caused a decree to be entered directing said Referee to sell said premises, either at public auction or at private sale,

And,Whereas, this Referee contracted to sell said real estate at private sale to H.A. Ross for the sum of \$10,000.00, the same being the appraised value thereof,

And,Whereas, on the 29th day of October, A.D.1940, the said Court approved and confirmed said sale and by Order directed the said party of the first part to execute to the party of the second part a conveyance in due form of law, for the said parcel of land so sold to him as aforesaid.

NOW, THEREFORE, THIS INDENTURE WITNESSETH: that in consideration of the premises and of the sum of \$10,000.00 paid by H.A.Ross, in conformity and in obedience to the Orders of said Court, I, Ralph O.Mills, Sole Referee, party of the first part, do by these presents grant, sell and convey unto H.A.Ross the real estate hereinbefore described. To have and to hold the same to the party of the second part, his heirs and assigns, 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.



Ralph O.Mills Sole Referee

STATE OF IOWA MADISON COUNTY)SS:

BE IT REMEMBERED, That on the 20th day of February, A.D.1941, before the undersigned, a Notary Public in and for said County, personally appeared Ralph O.Mills, to me personally known to be the identical person whose name is subscribed to the foregoing deed as Referee, and acknowledged the execution of the instrument to be his voluntary act and deed, as Referee, for the purposes therein mentioned.

WITNESS my hand and official seal the day and year above written.

(Notarial Seal)

Shirley A.Webster
Notary Public in and for Madison County, Iowa

STATE OF IOWA MADISON COUNTY)SS:

I, Rex V.Johnson, Clerk of the District Court of said County, do hereby certify that the

Deed Record, No. 77, Madison County, Iowa

J. H. WELCH PRtg. CO., DES MOINES 7659

sale of lands described in the within conveyance to H.A.Ross was reported to the District Court aforesaid on the 22nd day of October 1940, and on the 29th day of October, A.D.1940, said sale was approved by said Court, by order and decree confirming the same.

WITNESS my hand and the seal of said Court, this 20th day of February, 1941.

(District Court Seal)

COPIED
Rex V Johnson
Clerk of the District Court