

Deed Record, No. 77, Madison County, Iowa

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

George Blair, Sole Referee

#2323

Filed for record the 4 day of
April A.D.1941 at 11:20 o'clock
A.M.

To

Fee \$ 1.00 ✓

M.Breen
LL 238

'16894

Pearl E. Shetterly, Recorder
FILED Mar 16 1940 P E Rose Clerk of
District Court Deputy
Compared

REFEREE'S DEED

THIS INDENTURE, Made the 16th, day of March A.D.1940 between George Blair Sole-Referee,
of the first part, and M.Breen 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 Maggie Finney was plaintiff, and Lee Palmer, et.al.
were defendants, the said party of the first part was on the day of A.D.19...,
duly appointed by said Court as Referee, to make sale of the following described Real Estate,

to-wit: The West half ($\frac{1}{2}$) of the Southwest quarter ($\frac{1}{4}$) except the North Twenty (20)
feet thereof; The South Twenty (20) feet of the Northeast quarter ($\frac{1}{4}$) of
the Southwest quarter ($\frac{1}{4}$) and the Southeast quarter ($\frac{1}{4}$) of the Southwest
quarter ($\frac{1}{4}$), all in Section Seventeen (17) Township Seventy seven (77)
North, Range Twenty seven (27) West of 5th P.M.

it appearing to the Court that the said property cannot be equitably divided into the requisite
number of shares, the Court on the day of A.D.19.... caused an order to be enter-
ed directing said Referee to sell said premises on the following terms, to-wit:

A public auction to the highest bidder for cash

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J. H. WELCH PRtg. CO., DES MOINES 7559

AND, WHEREAS, in pursuance of such order, the said Referee caused two weeks' notice of the time and place of said sale to be given, by publication as directed by the orders of court and by causing two publications thereof to be made in the Winterset Madisonian a newspaper printed in said County, immediately before the day of sale; also by printed hand bills.

And, Whereas, the said Referee, in pursuance of said notice and the order of the Court, did, on the 30th, day of December A.D.1939, at the hour of 2 o'clock in the after noon, at South Front Door of Court House in Winterset, Iowa, expose and offer for sale at public auction, the aforesaid Real Estate, and did then and there sell at public auction to M.Breen the following described parcel of said lands, for the sum of Four Thousand Eighty and no/100 (\$4080.00) DOLLARS, he being the highest and best bidder therefor;

AND, WHEREAS, the said M.Breen party of the second part, has paid to the parties of the first part the said sum of money so bid, as aforesaid;

AND, WHEREAS, on the 25th, day of January A.D.1940, the said Court approved and confirmed said sale, and by order directed the said parties of the first part to execute to the said 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 said sum of Four Thousand Eighty and no/100 (\$4080.00) DOLLARS, so bid and paid by the party of the second part, in conformity with the law and in obedience to the orders of said Court, I, George Blair, Sole Referee, party of the first part, do by these presents grant, sell and convey unto the said M.Breen party of the second part, and to his heirs and assigns, the said parcel of Real Estate, described/as follows to wit:

The Southwest Quarter of Section Seventeen (17) in Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th, P.M.Iowa, excepting therefrom all but the south Twenty (20) feet of the Northeast Quarter (NE $\frac{1}{4}$) of said Southwest Quarter (SW $\frac{1}{4}$) and excepting also the North Twenty (20) feet of the Northwest Quarter (NW $\frac{1}{4}$) of said Southwest Quarter (SW $\frac{1}{4}$) of said Section 17, Township 77 North, Range 27 West of 5th P.M.

lying and being situated in the County of Madison and State of Iowa. To have and to hold the same to the party of the second part, as fully and absolutely as the said parties of the first part, by virtue of the premises, might and could sell the same.

IN WITNESS WHEREOF, we have hereunto set our hands the date first above written.

George Blair) Sole Referee

STATE OF IOWA, Madison County,)ss.

BE IT REMEMBERED, That on the 16th, day of March A.D.1940 before the undersigned, C.A. Robbins a Notary Public in and for said County, personally came George Blair, Sole Referee, 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) C.A.Robbins
Notary Public in and for Madison County,Iowa.

STATE OF IOWA, Madison County,)ss.

I, P.E.Rose Clerk of the District Court of said County, do hereby certify that the sale of lands described in the within conveyance to M.Breen was reported to the District Court aforesaid on the 30th day of December 1939 and on the 25th day of January 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 16th day of March 1940.

(District Court Seal) P E Rose Clerk District Court.
..... Deputy

COMPARED