

Deed Record No. 72, Madison County, Iowa

Acres-Blackmar Co. Burlington 2080

B. J. Hollen, Admr.
to
Nina D. Hart.

#366
Fee\$.70



Filed for record the 7 day of Feb.
A. D. 1935 at 9:35 O'clock A. M.,
Valda C. Bishop, Recorder
Pearl E. Shetterly, Deputy

ADMINISTRATORS DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, on the 23rd day of November ^{A. D. 1934} B. J. Hollen as Administrator of the estate of William M. Drake, 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 against Mary M. Drake, Nina Hart, Warren E. Drake, Cora B. Clauson, Edgar W. Drake, Montross Pharmacy, Equitable Life Insurance Co., Farmers Mutual Insurance Association, Ramsey-Richards, Maggie Finney, and Mrs. Cora Clauson, claimants and 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:

East Half of the Southwest Quarter of Section 28, Township 76 North, Range 29; AND the North Half of the Northwest Quarter of Section 33, Township 76 North, Range 29; AND the Southeast Quarter of the Northwest Quarter of Section 33, Township 76 North, Range 29, West of the 5th P. M., Madison County, Iowa, containing 200 acres,

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 B. J. Hollen 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 Nina D. Hart for the sum of Eighteen Thousand, Four Hundred (\$18,400.00) DOLLARS, which sum was more than the appraised value thereof; and said sum having been paid by the said Nina D. Hart.

AND WHEREAS, the said Court afterwards approved and confirmed the sale, ordered the said B. J. Hollen to make and execute a deed to the said Nina D. Hart for said premises, according to the statute in such case made and provided;

NOW, THEREFORE, I B. J. Hollen as Administrator of the estate of William M. Drake deceased, as aforesaid, in consideration of the sum of Eighteen Thousand Four Hundred (\$18,400.00) DOLLARS, to me in hand paid, the receipt whereof is hereby acknowledged, and by virtue of the powers in me vested by law, and by the order of said Court, do hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Nina D. Hart the real estate aforesaid with

