

Deed Record No. 72, Madison County, Iowa

Acres-Blackmar Co. Burlington 2020

Fay Cochran Executrix

#342

Filed for record the 29 day of
January A.D.1936 at 3:33 o'clock
P.M.
Valda C. Bishop, Recorder
Pearl E. Shetterly, Deputy

To

Fee \$.60 ✓

Warrum Loehr

EXECUTRIX'S DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, on the 30th day of June A.D.1932 Fay Cochran as Executrix of the estate of Will Cochran late of the County of Madison within the State of Iowa now deceased, filed her petition in the District Court of Iowa, within and for the County of Madison against Mercedes Cochran Rowe; Marjorie Cochran; Joan Cochran; Fay Cochran, as Guardian of the property of Joan Cochran, a minor; et al, heirs-at-law of said decedent, praying for an order of said Court, directing her to make sale of the real estate of said decedent, to-wit:

West Half (W $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Thirteen (13), and the West Half (W $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Twenty-four (24), all in Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County Iowa, subject to a mortgage in the principal sum of \$8500.00 to Aetna Life Insurance Company.



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 Fay Cochran, as Executrix of the estate of Will Cochran, deceased, 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 Warrum Loehr for the sum of Ten Thousand and 00/100 (\$10,000.00) Dollars, which sum was more than the appraised value thereof; and said sum having been paid by the said Warrum Loehr

AND WHEREAS, the said Court afterwards approved and confirmed the sale, ordered the said Fay Cochran, Executrix to make and execute a deed to the said Warrum Loehr for said premises, according to the statute in such case made and provided;

NOW, THEREFORE, I Fay Cochran as Executrix of the estate of Will Cochran deceased, as aforesaid, in consideration of the sum of Ten Thousand and 00/100 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 Warrum Loehr the real estate aforesaid, with all and singular the appurtenances thereunto belonging. TO HAVE AND TO HOLD the same unto the said Warrum Loehr his heirs and assigns forever. IN TESTIMONY WHEREOF, I Fay Cochran as such Executrix have hereunto set my hand and seal this 29 day of November A.D.1935

Fay Cochran as
Executrix of the estate of Will Cochran, Deceased

STATE OF CALIFORNIA)
) SS.
LOS ANGELES COUNTY)

BE IT REMEMBERED, That on the 29th day of November, A.D.1935, before the undersigned

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Notary Public within and for said County, personally appeared Fay Cochran, Executrix of the estate of Will Cochran Deceased, to me personally known to be the identical person whose name is subscribed to the foregoing deed as Grantor and acknowledged the same to be her voluntary act and deed, and that she executed the same for the purposes therein mentioned.

WITNESS my hand and seal the day last above written.

(NOTARIAL SEAL)

Z.S.Morgan
My Commission Expires October 7, 1939

STATE OF IOWA,)
) ss.
Madison County.)

IN THE DISTRICT COURT OF SAID COUNTY.

I, P.E.Rose, Clerk of the District Court in and for said County, do hereby certify that the foregoing deed executed by Fay Cochran, Executrix of the estate of Will Cochran, deceased, as stated therein to Warrum Loehr having been by the said Executrix returned into Court for approval, and it appearing to the Court that the said Executrix has complied with all the requirements of the law and of this Court in making such sale and conveyance, it was therefore ordered that the said sale and the foregoing deed of conveyance be and the same were on the 13 day of December 1935 approved by said Court.

WITNESS my hand, and the seal of said Court hereto affixed, this 13 day of December A.D.1935.

(DISTRICT COURT SEAL)

P.E.Rose, Clerk District Court
By Rex Johnson Deputy

—22.