

Deed Record No. 72, Madison County, Iowa

Acres-Blackmar Co. Burlington 2080

Nell J. Bertholf, Executrix

#1216

Filed for record the 2 day of April A.D.1936 at 11:30 o'clock A.M.
Valda C. Bishop, Recorder
Pearl E. Shetterly, Deputy

To
Davenport Bank and Trust
Company, Trustee

Fee \$.60 ✓

EXECUTRIX'S DEED

PURSUANT to authority granted at the October Term, A.D.1935, of the District Court of the State of Iowa, in and for Madison County, and in consideration of the release of the claim against the Estate of Nels Bertholf, Deceased, held by the Grantee herein, in the principal sum of \$7,000.00, based upon a note secured by a mortgage upon the real estate hereinafter described, which mortgage is recorded on Page 142 of Record 62 of the Records of the Office of the County Recorder of Madison County, Iowa; Said real estate having been appraised at the sum of \$4,700.00, I, the undersigned, sold the real estate hereinafter described, to the Davenport Bank and Trust Company, as Trustee under the Will of Isaac H. Sears, Deceased, for the benefit of Bertha Sears Murphy, of Davenport, Iowa;

NOW, I, Nell J. Bertholf, Executrix of the Estate of Nels Bertholf, Deceased, do hereby sell and convey unto the said Davenport Bank and Trust Company, as Trustee under the Will of Isaac H. Sears, Deceased, for the benefit of Bertha Sears Murphy, the following described real estate, situated in the County of Madison and State of Iowa, to-wit:-

The West Half (W¹/₂) of the Southwest Quarter (SW¹/₄) of Section Twelve (12), except a tract described as follows: Commencing 46 rods and 12 links South of the Northwest corner of said 80-acre tract, and running thence East 13 rods, thence South 12 rods and 7-2/3 links, thence West 13 rods, thence North to the place of beginning; also a tract described as follows: Commencing at the Southeast corner of the Southwest Quarter (SW¹/₄) of the Northwest Quarter (NW¹/₄) of Section Twelve (12) *running thence North 8 chains to the Afton Road* running in a Southwesterly direction along said Afton Road to a point 7 chains West of the place of beginning, thence East 7 chains to the place of beginning; also a tract described as follows: Commencing at the Northwest corner ~~of the Northwest Quarter (NW¹/₄) of the Northwest Quarter (NW¹/₄)~~ of the Northwest Quarter (NW¹/₄) of the Northwest Quarter (NW¹/₄) of Section Thirteen (13), and running thence South 16.81 chains, thence East 2.40 chains, thence North, 54³/₄° East, 6.90 chains, thence North 25° West, 1.90 chains to the center of Middle River, thence down said river, 68° East, 8 chains, thence North, 89° East, 5.17 chains to the East line of said 40 acres, thence North 7.90 chains to the North line of Section Thirteen (13), thence West to the place of beginning; all of said land lying and being in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 103.6 acres, more or less,

subject only to the unpaid taxes against said real estate and to the cancellation of said mortgage by the Grantee herein:

TO HAVE AND TO HOLD the same unto the said Davenport Bank and Trust Company, as Trustee under the Will of Isaac H. Sears, Deceased, for the benefit of Bertha Sears Murphy its successors and assigns, forever. And I hereby covenant in my official capacity aforesaid, that in making this sale and conveyance I have in all things complied with the orders of said Court and the provisions of the law relating thereto.

WITNESS my hand in the capacity aforesaid, this 9th day of March, A.D.1936.



Nell J. Bertholf
Executrix of the Estate of Nels
Bertholf, Deceased.

STATE OF IOWA)
MADISON COUNTY) :SS:

On this 9th day of March, A.D. 1936, before me, personally appeared, Nell J. Bertholf, Executrix of the Estate of Nels Bertholf, deceased, personally known to me to be such Executrix and the identical person whose name is affixed to the above and foregoing instrument as grantor and acknowledged the execution of the same to be her voluntary act and deed as such Executrix, for the uses and purposes therein expressed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my seal on the date last above written.

W.T.Guiher
Notary Public in and for Madison
County, Iowa

(NOTARIAL SEAL)

STATE OF IOWA)
MADISON COUNTY) SS

I, P.E.Rose, Clerk of the District Court of Iowa, in and for

Madison County, do hereby certify that the within Deed of Nell J. Bertholf, Executrix of the

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Estate of Nels Bertholf, Deceased, to the Davenport Bank and Trust Company, as Trustee under the Will of Isaac H. Sears, Deceased, for the benefit of Bertha Sears Murphy, has been duly approved by said Court as will more fully appear by reference to Page 446 of Probate Record 9 of said Court.

IN WITNESS WHEREOF, I affix my signature and the seal of said Court this 25 day of March, A.D.1936.

(DISTRICT COURT SEAL)

COMPARED

P.E.Rose
Clerk of the District Court of Madison
County, Iowa