

Deed Record No. 72, Madison County, Iowa

H. G. Tilton, Adm., J.J.Gaston, Est.

#2610

Filed for Record the 20 day of June  
A. D. 1936 at 4:24 o'clock P. M.,

To

Fee \$.60 ✓

F. E. Day

Valda C. Bishop, Recorder

ADMINISTRATOR'S DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, on the 29th day of May A. D. 1936 H. G. Tilton, as Administrator with Will annexed of the estate of J. J. Gaston, late of the County of Madison Within the State of Iowa now deceased, filed his application in the District Court of Iowa, within and for the County of Madison against the widow 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;

Commencing at a point 68 rods North (N) of the Southeast (SE) corner of the Northwest Quarter (NW $\frac{1}{4}$ ) of Section 29, running thence North (N) 92 rods, thence West (W) on the Section line 160 rods, thence South to a point 52 rods North (N) of the Southwest (SW) corner of the Northwest Quarter (NW $\frac{1}{4}$ ) thence in an Easterly direction to the place of beginning, all in Township 74 North, Range 26 West of the 5th P. M. Iowa.

U. S. REVENUE TAX \$ 6.50  
Affixed and Cancelled

AND WHEREAS, it appearing to the Court that a sale of said real estate was necessary for the distribution of said decedent's estate, it was by said Court ordered, adjudged and decreed that the said H. G. Tilton, Administrator with Will annexed, proceed to make sale of said real estate aforesaid, at private sale, at the agreed value thereof to-wit: \$6500.00 and having sold said premises to F. E. Day for the sum of Sixty-five Hundred and no/100 (\$6500.00) DOLLARS, which sum was the agreed value thereof and \$2000.00 of said sum

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Acres-Blackmar Co. Burlington 2020

having been paid by the said F. E. Day, and the balance secured - - -

And Whereas, the said Court afterwards approved and confirmed the sale, ordered the said H. G. Tilton, Administrator with Will annexed, to make and execute a deed to the said F. E. Day for said premises, according to the statute in such case made and provided:

NOW, THEREFORE, I H. G. Tilton, as Administrator with will annexed of the estate of J. J. Gaston, deceased, as aforesaid, in consideration of the sum of Sixty-five Hundred and no/100 (\$6500.00) 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 F. E. Day the real estate aforesaid, with all and singular the appurtenances thereunto belonging. To Have and to Hold the same unto the said F. E. Day his heirs and assigns forever.

In Testimony Whereof, I H. G. Tilton, as such Administrator with Will annexed have hereunto set my hand and seal this 29th , day of May A. D. 1936

H. G. Tilton, Administrator  
of the estate of J. J. Gaston, Deceased.

STATE OF IOWA

SS.

MADISON COUNTY,

Be it Remembered, That on the 20th day of June A. D. 1936 before the undersigned, a Notary Public within and for said County, personally appeared H. G. Tilton, Administrator of the estate of J. J. Gaston deceased 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 his voluntary act and deed, and that he executed the same for the purposes therein mentioned.

Witness my hand and Seal the day last above written.

(Notarial Seal) C. A. Robbins, Notary Public  
in and for Madison County, Iowa,

STATE OF IOWA,

)SS.

In the District Court of said County

MADISON COUNTY,

I, P. E. Rose Clerk of the District Court in and for said County, do hereby certify that the foregoing deed executed by H. G. Tilton, Administrator of the Estate of J. J. Gaston, Dec. as stated therein, to F. E. Day having been by the said Administrator returned into Court for approval, and it appearing to the Court that the said Administrator 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 20th day of June 1936 approved by said Court.

Witness my hand, and the seal of said Court hereto affixed, this 20th day of June A.D. 1936.

(District Court Seal)

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

26.