

Deed Record No. 72, Madison County, Iowa

Acres-Blackmar Co. Burlington 2080

Ralph Hunter, Sole Referee
To
Carl M. Adams

#1877
Fee \$.70

REFeree'S DEED
(In Partition) COMPARED

Filed for record the 23 day of
April A.D. 1937 at 11:30 o'clock
A.M.

Valda C. Bishop, Recorder
Filed Apr.8 - 1937 P.E.Rose
Clerk of District Court
..... Deputy

THIS INDENTURE Made this 1st day of March A.D.1937, between Ralph Hunter, sole Referee, of the first part, and Carl M. Adams, 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 Anna J. Diggs was plaintiff and Charlotte Diggs Thomas, et al., were defendants, the said patty of the first part was on the 30th day of December, 1935, duly authorized by said Court as Sold Referee to make partition of the following described real estate, to-wit:

East Fractional Half of the Northeast Quarter of Section Six (6),
Township Seventy-seven (77) North, Range Twenty-eight (28) West
of the 5th P.M., Madison County, Iowa, containing about 75.8 acres,
more or less;

and it appearing to the Court that the said property could not be equitable divided into the requisite number of shares, the Court on the 30th day of December, 1935, caused an order to be entered directing said Sole Referee to sell said premises at private sale or at public sale if said premises were not sold at private sale within a reasonable length of time, and the Sole Referee on the 21st day of December 1936, having presented to the Court a Report of Sale of said property, the Court thereupon ordered that said report be set down for hearing and prescribed the notice to be given to all parties interested in said action, the hearing upon said report being set for the 30th day of December, 1936, at the hour of Nine o'clock A.M. in the Courtroom at the Courthouse in Winterset, Madison County, Iowa, and notice thereof to be given by registered mail at least seven (7) days prior to said hearing to all parties interested in said cause of action, plaintiffs and defendants;

And, Whereas, in pursuance of such order the said Sole Referee caused notice of the hearing upon report of sale of said property to be given by registered mail to all parties interested in said cause of action, both plaintiffs and defendants, at least seven (7) days prior to the date of said hearing.

And, Whereas, the said Sole Referee in pursuance of said notice and the Order of Court made upon said hearing as of date of December 30, 1936, did on the 30th day of December, 1936,

Deed Record No. 72, Madison County, Iowa

at the hour of two o'clock in the afternoon at Winterset, Madison County, Iowa, sell the aforesaid real estate to Carl M. Adams, for the sum of Five Thousand, One Hundred, Fifty and no/100 Dollars, he making the highest and best offer therefor;

And, Whereas, the said Carl M. Adams, party of the second part, has paid to the party of the first part the said sum of money so bid, as aforesaid;

And, Whereas, on the 30th day of December, 1936, the said Court approved and confirmed said sale and by order directed the party 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.

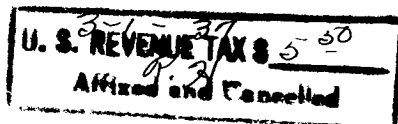
NOW, THEREFORE, This Indenture Witnesseth: That in consideration of the premises and of the said sum of Five Thousand, One Hundred, Fifty and no/100 Dollars, so bid and paid by the party of the second part, in conformity with the law and in obedience to the orders of said Court, I, Ralph Hunter, Sole Referee, party of the first party, do by these presents grant, sell and convey unto the said Carl M. Adams, party of the second part, and to his heirs and assigns, the said parcel of real estate described as follows, to-wit:

East Fractional Half of the Northeast Quarter of Section Six (6)
Township Seventy-seven (77) North, Range Twenty-eight (28) West of
the 5th P.M., Madison County, Iowa, containing about 75.8 acres,
more or less;

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 party of the first part, by virtue of the premises, might and could sell the same.

IN WITNESS WHEREOF I have hereunto set my hand the date first above written.

STATE OF IOWA)
MADISON COUNTY) SS.



Ralph Hunter
(Sole Referee)

BE IT REMEMBERED, That on the 1st day of March A.D.1937, before the undersigned, a Notary Public in and for said County, personally came Ralph Hunter, 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.

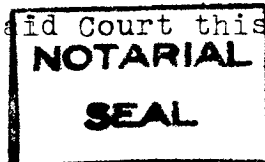
WITNESS my hand and official seal the day and year above written.

(NOTARIAL SEAL)
STATE OF IOWA)
MADISON COUNTY) SS.

Charles D. Van Werden
Notary Public within and for said
County.

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 Carl M. Adams was reported to the District Court aforesaid on the 30th day of December, 1936, and on the 30th day of December, 1936, said sale was approved by said Court, by order and decree confirming the same. WITNESS my hand and seal of said Court this 8th day of April A.D.1937.

(DISTRICT COURT SEAL)



P.E. Rose (Clerk District Court)
Rex V. Johnson (Deputy)