

Deed Record No. 72, Madison County, Iowa

Lawrence Pinckney ,Admr

#2579

Filed for record the 29 day of
May A.D.1937 at 3:10 o'clock
P.M.

To

Fee \$.60 ✓

Valda C. Bishop, Recorder
Pearl E. Shetterly, Deputy

Lyle H. Smith

ADMINISTRATOR'S DEED

KNOW ALL MEN BY THESE PRESENTS: THAT WHEREAS, on the 3rd day of December A.D.1936 Lawrence Pinckney as administrator of the estate of John F. Simpson late of the county of Madison with the State of Iowa now deceased, filed his petition in the District Court of Iowa, within and for the County of Madison against O.E. Simpson, Ona Pearl Kingery, Carl Simpson, Lora Ritter, Eva Lecocq, Faye Harrison, Frieda Chilton, Mabel Davis, Edwin Welty, Lyle Welty, Flossie Welty, Wayne Welty, Maxine Welty, Helen Welty, Davne Welty, Edwin Welty 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:

The West One-half ($W\frac{1}{2}$) of the Southeast Quarter ($SE\frac{1}{4}$) and the West One-half ($W\frac{1}{2}$) of the Southeast Quarter ($SE\frac{1}{4}$) of the Southeast Quarter ($SE\frac{1}{4}$) except a tract described as follows: Commencing at the Northeast corner thereof running thence West Twenty (20) rods, thence South Thirty (30) rods, thence East Twenty (20) rods, thence North to the place of beginning, all in Section Twenty-eight (28) Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M.,

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 Lawrence Pinckney, administrator 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 Lyle H. Smith for the sum of Thirty-one Hundred and 00/100 (\$3100.00) Dollars, which sum was more than the appraised value thereof; and said sum having been paid by the said Lyle H. Smith.

AND WHEREAS, the said Court afterwards approved and confirmed the sale, ordered the said Lawrence Pinckney, administrator, to make and execute a deed to the said Lyle H. Smith for said premises, according to the statute in such case made and provided:

NOW, THEREFORE, I Lawrence Pinckney as administrator of the estate of John F. Simpson deceased, as aforesaid, in consideration of the sum of Thirty-one-Hundred and 00/100 (\$3100.00) 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 Lyle H. Smith the real estate aforesaid, with all and singular the appurtenances thereunto belonging. To Have and to Hold the same unto the said Lyle H. Smith his heirs and assigns forever.

IN TESTIMONY WHEREOF, I Lawrence Pinckney as such administrator have hereunto set my hand and seal this 19th day of February A.D.1937.

Lawrence Pinckney, Administrator
of the estate of John F. Simpson, Deceased.

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

BE IT REMEMBERED, That on the 19th day of February A.D.1937,

before the undersigned, a Notary Public with and for said County, personally appeared Lawrence Pinckney, administrator of the estate of John F. Simpson Deceased, to me personally known to be the identical person whose names 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.

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Acres-Blackmar Co. Burlington 2080

WITNESS my hand and seal the day last above written.

(NOTARIAL SEAL)

Jno.N.Hartley
Notary Public in and for Madison County,Iowa.

STATE OF IOWA,)
 (
Madison County,)

 In 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 Lawrence Pinckney as Administrator as stated therein,to Lyle H. Smith having been by the said Lawrence Pinckney returned into Court for approval, and it appearing to the Court that the said Administrator has complied with all the require-ments 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 20 day of February 1937 approved by said Court.

Witness my hand, and the seal of said Court hereto affixed,this 24th day of February A.D.1937.

(DISTRICT COURT SEAL)

~~COMPARED~~

P.E.Rose,Clerk District Court.
ByDeputy.