

Deed Record No. 72, Madison County, Iowa

Eugene Wilson, Admin
To
C.W.Fogarty

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Filed for record the 2 day of
March A.D.1938 at 2;25 o'clock
P.M.
Valda G. Bishop Farver, Recorder,
FILED FEB 23 1938 4187
P.E.Rose, Clerk of District
Court Deputy

ADMINISTRATOR'S DEED

COMPARED

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, on the 29th day of April, 1937, Eugene Wilson, as Administrator of the Estate of G.A.Foster, late of the County of Madison, within the State of Iowa, now deceased, filed his petition in the District Court of Iowa, within and for the County of Madison, against Mae Johnstone, Wm.A. Johnstone, J.C.Foster, Alice Foster, C.B.Hickenlooper, Tidrick's Funeral Home, Winterset Hospital, Minnie L. Whiting and Madison County, Iowa, heirs-at-law and claimants 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 Northwest Fractional Quarter (NW Fr1.1/4) of the Southwest Fractional Quarter (SW 1/4) of Section Nineteen (19), Township Seventy-six (76) North, Range Twenty-seven (27), West of the 5th P.M., Madison County, Iowa.

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 Eugene Wilson, Administrator of the Estate of G.A. Foster, 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 C.W.Fogarty for the sum of Thirty-eight hundred and no/100 (\$3800.00) Dollars, which sum was less than the appraised value thereof; and said sum having been paid by the said C.W.Fogarty,

AND WHEREAS, the said Court afterwards expressly approved and confirmed the sale, ordered the said Eugene Wilson, Administrator of the Estate of G.A.Foster, Deceased, to make and execute a deed to the said C.W.Fogarty for said premises, according to the statute in such case made and provided;

NOW, THEREFORE, I, Eugene Wilson, as Administrator of the estate of G.A.Foster, deceased, as aforesaid, in consideration of the sum of Fourteen hundred Fifty-six and 04/100 (\$1456.04) to me in hand paid, the receipt whereof is hereby acknowledged, and in consideration of the agreement of C.W.Fogarty to assume the payment of the unpaid balance of the mortgage on said real estate held by the Federal Land Bank of Omaha, on which there will be an unpaid balance as of date of March 1, 1938, in the amount of \$2343.96, 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 C.W.Fogarty, the real estate aforesaid, with all and singular the appurtenances thereto belonging, subject to the mortgage held by the Federal Land Bank of Omaha, which mortgage the purchaser herein assumes and agrees to pay as part of the purchase price. To Have and to Hold the same unto the said C.W.Fogarty, his heirs and assigns forever.

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Acres-Blackmar Co. Burlington 2080

In Testimony Whereof, I, Eugene Wilson, as such Administrator of the Estate of G.A. Foster, Deceased, have hereunto set my hand and seal this 22nd day of February A.D.1938.

STATE OF IOWA)
MADISON COUNTY) SS:  Eugene Wilson
Administrator of the Estate of G.A.Foster, Deceased.

Be it remembered, that on the 23rd day of February A.D.1938, before the undersigned, a Notary Public in and for said County, personally appeared Eugene Wilson, Administrator of the Estate of G.A.Foster, 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)

Shirley A. Webster
Notary Public in and for Madison County, Iowa.

STATE OF IOWA)
MADISON COUNTY) SS: I, P.E.Rose, Clerk of the District Court in and for said County, do hereby certify that the foregoing deed executed by Eugene Wilson, Administrator of the Estate of G.A.Foster, Deceased, as stated therein, to C.W.Fogarty having been by the said Eugene Wilson, Administrator of the Estate of G.A.Foster, Deceased, returned into Court for approval, and it appearing to the Court that the said C.W.Fogarty 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 23rd day of February, 1938, approved by said Court.

Witness my hand, and the seal of said Court hereto affixed, this 24th day of February A.D. 1938

(District Court Seal)

 P.E.Rose
Clerk of the District Court