

Deed Record No. 72, Madison County, Iowa

Foster Powell, Admr.

#1617

Filed for record the 25 day of
March A.D.1938 at 10;10 o'clock
A.M.
Valda G. Bishop Farver, RecorderTo
W.A.Bond

Fee \$.70

ADMINISTRATOR'S DEED AND ASSIGNMENT

KNOW ALL MEN BY THESE PRESENTS:

That Whereas, on the 6th day of June, 1936, Foster W. Powell as administrator of the estate of George E. Hamilton, deceased, filed his application in the District Court of Iowa, in and for the County of Madison, and in said application asked for an order of said Court giving him authority to convey to W.A.Bond all the right, title and interest of said decedent in and to the real property hereinafter described;

And Whereas, upon the 6th day of June, 1936, the said application was submitted to the said Court and the Court on said date made its order prescribing that notice of the hearing of said application be given to all creditors having unpaid claims on file in said estate and to all the heirs of said decedent mentioned in the probate inventory report of beneficiaries and real property and preliminary inheritance tax report heretofore filed in said estate, by prepaid ordinary mail with receipt of the Winterset Post Office, each piece thereof mailed to each of said persons at least ten days prior to the date set for said hearing, being June 27, 1936. That thereafter, on the 13th day of June, 1936, there was filed in said estate the said notice of hearing of said application ~~together with the~~ together with the affidavit of G. Maxine Hymes from which it appears that service of said notice in the manner required by said order was duly made on the 12th day of June, 1936;

And Whereas, thereafter, all matters set for hearing on said 27th day of June, 1936, were continued by said Court to the 2nd day of July, 1936;

And Whereas, on the 2nd day of July, 1936, the said application came on for hearing before the aforesaid Court, and that thereupon the order of said Court was made, and that on the 17th day of August, 1936, the said order was filed in the office of the Clerk of said Court, and that in said order the Court found that due and sufficient notice of hearing of said application was given in conformity with the said order of said Court and as required by law, and that the relief asked for in said application should be granted and that said real estate should be conveyed by said administrator to said W.A.Bond and also the claim of said estate against the estate of Nels Bertholf, deceased, and to assign to said W.A.Bond the claim of said estate against the receiver of the Madison County Savings Bank, all in consideration of the payment by said W.A.Bond of all Court costs and all expenses of administration incurred since the death of said Nels Bertholf, the former administrator of said estate of George E. Hamilton, deceased.

And Whereas, the Court costs incurred since that time amount to the sum of \$5.90 and the expenses of administration incurred since that time amount to the sum of \$55.00, and there will be an additional amount of costs yet to be incurred in the amount of \$.....;

And Whereas, said W.A.Bond has paid to the Clerk of said Court the said sum of \$5.90 costs and has paid to the undersigned administrator the said sum of \$55.00 expenses of administration, and has prepared to pay the said further amount of costs upon delivery of this deed duly approved by said Court;

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Acres-Blackmar Co. Burlington 2080

NOW THEREFORE, I, Foster W. Powell, as administrator of the estate of George E. Hamilton, deceased, in consideration of the said payments made and tendered by said W.A. Bond as aforesaid, the receipt whereof is hereby acknowledged, and by virtue of the powers in me vested by law and by order of said Court, do hereby assign to said W.A. Bond the said claim of the estate of George E. Hamilton, deceased, against the estate of Nels Bertholf, deceased, based upon the bond of said Nels Bertholf as administrator of the estate of George E. Hamilton, deceased, and also hereby assign to said W.A. Bond the deposit claim of the estate of George E. Hamilton, deceased, against the receiver of the Madison County Savings Bank, and also hereby grant, bargain, sell and convey unto the said W.A. Bond the following described real estate, without warranty or abstract of title and subject to all unpaid taxes and any other liens thereon, the said real estate being:

Lot 2 of the Northeast Quarter of the Southeast Quarter (being the North 5 acres of the South 10 acres thereof) of Section 15, Township 75 North, Range 29 West of the 5th P.M., Madison County, Iowa,

together with all and singular the appurtenances thereunto belonging, to have and to hold the same, unto the said W.A. Bond, his heirs and assigns forever.

In Testimony Whereof, I, Foster W. Powell, as such administrator have hereunto set my hand this 29th day of August, 1936.

Foster W. Powell
Administrator of the Estate of George E. Hamilton,
deceased.

STATE OF IOWA, COUNTY OF MADISON, SS:

On this 29th day of August, 1936, before me, the Clerk of the District Court of Madison County, Iowa, personally appeared Foster W. Powell, to me known to be the person named in and who executed the foregoing instrument, and acknowledged to me that he executed the same as his voluntary act and deed.

(District Court Seal)

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

State of Iowa, County of Madison, SS

In the District Court of Said State and County:

I, P.E. Rose, Clerk of the District Court in and for said State and county, do hereby certify that the foregoing deed executed by Foster W. Powell, as stated therein, to W.A. Bond, having been by said Foster W. Powell returned into Court for approval, and it appearing to the Court that the said Foster W. Powell 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 26th day of August, 1936, approved by said Court.

Witness my hand and the seal of said Court hereto affixed, this 29th day of August, 1936.

(District Court Seal)

Clerk of said Court

P.E. Rose

By: Deputy