

Deed Record No. 72, Madison County, Iowa

A.D.Guiberson, Sole Referee

#2258

To

Fee \$80 ✓

C.B.McDonald

Filed for record the 29 day of
April A.D.1938 at 10;10 o'clock
A.M.

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

Filed Mar 2-1938 P.E.Rose Clerk of
District Court Deputy

Compared

R E F E R E E ' S D E E D

16217

KNOW ALL MEN BY THESE PRESENTS:- THIS INDENTURE made this 1st day of March A.D.1938,

Deed Record No. 72, Madison County, Iowa

Acres-Blackmar Co. Burlington 2080

between A.D.Guiberson, Sole Referee, Party of the First Part, and C.B.McDonald, Party 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 A.L.Bennett, W.V.Bennett and G.N.Bennett were plaintiffs, and Arzella Allen, et al, were defendants, the same being Cause No. 16217 Equity, in the District Court of the State of Iowa, in and for Madison County, as aforesaid, said Party of the First Part was on the 29th day of May A.D.1937, duly appointed by said Court as Referee to make partition of the following described real estate, to-wit:-

The North Half (N $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Thirty-five (35), Township Seventy-seven (77) North, Range Twenty-eight (28), West of the 5th P.M., Iowa,

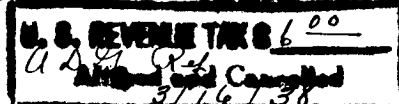
and it then and there having been made to appear to the Court that said property cannot be equitably divided into the requisite number of shares, said Court on the 28th day of May 1937, caused an Order to be entered, directing said Referee to sell said premises at private sale; and

WHEREAS, on the 16th day of August A.D.1937, said Referee did then and there sell to C.B.McDonald for the consideration of the sum of Five Thousand Six Hundred Eighty & No/100 (\$5,680.00) Dollars, the following described real estate situated in Madison County, Iowa, to-wit:-

The North Half (N $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Thirty-five (35), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Iowa.

the said C.B.McDonald being the highest and best bidder for said tract of real estate, and said sum of Five Thousand Six Hundred Eighty & no/100 (\$5,680.00) Dollars being the highest and best offer said Referee was able to get for said real estate; and

WHEREAS on the 31st day of August A.D.1937, said Court approved and confirmed said sale, and by Order directed said Party of the First Part to execute to the said C.B.McDonald, Party of the Second Part, a conveyance in due form of law for the said real estate so sold to the said C.B.McDonald as aforesaid;



NOW, THEREFORE, this Indenture Witnesseth, that in consideration of the premises and the said sum of Five Thousand Six Hundred Eighty & no/100 (\$5,680.00) Dollars, so paid by the said Party of the Second Part in conformity with the law and in obedience with the Party of the First Part, do by these presents, grant, sell and convey unto the said C.B.McDonald Orders of said Court, I, A.D.Guiberson, as Sole Referee/Party of the Second Part hereto, his heirs and assigns forever, the said real estate described as follows, to-wit:

The North Half (N $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Thirty-five (35), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Iowa.

TO HAVE AND TO HOLD the same to the Party of the Second Part as fully and absolutely as 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 day first above written.

A.D.Guiberson.
Sole Referee.

STATE OF IOWA :
: SS

MADISON COUNTY : BE IT REMEMBERED: That on the 1st day of March 1938, before the undersigned, Phil R. Wilkinson, a Notary Public within and for the County of Madison and State of Iowa, personally came A.D.Guiberson, to me personally known to be the identical person whose name is subscribed to the foregoing Deed as Sole Referee, and acknowledged the execution of said instrument to be his voluntary act and deed as such Sole Referee for the purposes therein mentioned.

WITNESS MY HAND and official seal the day and year last above written.

(Notarial Seal)

Phil R. Wilkinson
Notary Public in and for Madison County, Iowa.

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STATE OF IOWA :
 : SS
 MADISON COUNTY :

The foregoing Deed by said Referee was this day returned into Court for approval, and it appearing to the Court that said Referee had complied with the requirements of the law and the orders and decrees of this Court in making the sale and Deed, it was ordered by the Court that said sale and deed by and the same are hereby approved and confirmed, and by direction of said Court said approval is hereby confirmed and endorsed hereon by the undersigned.

WITNESS MY HAND and official seal this 3rd day of March 1938.

(District Court Seal)

 P.E. Rose
 Clerk of District Court In and For Madison County, Iowa.