

Deed Record No. 72, Madison County, Iowa

Jno N.Hartley, Admr.
To
Charles Christensen

#3118
Fee \$.60 ✓

Filed for record the 21 day of
June A.D.1938 at 4:00 o'clock
P.M.
Valda C. Bishop Farver, Recorder
Filed May 5-1938 P.E.Rose Clerk of District
Court..... Deputy

ADMINISTRATOR'S DEED

KNOW ALL MEN BY THESE PRESENTS: That Whereas, on the 17th day of May, A.D.1937, Jno N. Hartley as Administrator of the estate of William Harper, 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 Mary Moore, Wheatly Harper, T.A.Harper, John E. Harper, and Buenos Harper 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 Northwest fractional Quarter (NW fr $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Seven (7) in Township Seventy-four (74) North of Range Twenty-seven (27) West of the 5th P.M. Madison County, Iowa

U.S. REVENUE TAX 3 50
Affirmed and Cancelled

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 Jno. N.Hartley, administrator, proceed to make sale of said real estate aforesaid, at private sale, at not less than the appraised value thereof:

AND WHEREAS, on the 12th day of October, 1937, said administrator filed his application for authority to sell said real estate at public auction, and on the 12th day of October, 1937, an order of said Court was made authorizing a sale of said real estate at public

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Acres-Blackmar Co. Burlington 2080

auktion, and said sale was thereupon duly advertised as required by law, and was held at 10 o'clock A.M. in the forenoon of the 20th day of November, 1937, at the South Front Door of the Court House in Winterset, Madison County, Iowa, and Charles Christensen had the highest and best offer and said real estate was thereupon sold to the said Charles Christensen for the sum of Three Thousand Twenty-four and 96/100 (\$3024.96) Dollars:

AND WHEREAS, the said Court afterwards approved and confirmed the sale, ordered the said Jno.N.Hartley, administrator to make and execute a deed to the said Charles Christensen for said premises, according to the statute in such cases made and provided:

NOW THEREFORE, I, Jno.N.Hartley, as administrator of the estate of William Harper, deceased, as aforesaid, in consideration of the sum of Three Thousand Twenty-four and 96/100 (\$3024.96) 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 Charles Christensen, the real estate aforesaid, with all and singular the appurtenances thereunto belonging.

To Have and to Hold the same unto the said Charles Christensen his heirs and assigns forever.

In Testimony Whereof, I, Jno. N.Hartley, as such administrator, have hereunto set my hand and seal this 2 day of May, A.D.1938.

Jno. N.Hartley
Administrator of the estate of William Harper,
deceased.

STATE OF IOWA, Madison County SS .

Be it remembered, That on the 2 day of May, A.D.1938, before the undersigned, a Notary Public within and for said County, personally appeared Jno.N.Hartley, administrator of the estate of William Harper, 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 Notarial Seal the day last above written.

(Notarial Seal)

Lois Martin
Notary Public In and For Madison County, Iowa.

STATE OF IOWA, Madison County, SS.

IN THE 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 Jno.N.Hartley, administrator of the estate of William Harper, deceased, as stated therein, to Charles Christensen, having been by the said Jno.N.Hartley, administrator, returned into Court for approval, and it appearing to the Court that the said Jno.N.Hartley, administrator, has complied with all requirements of the law of 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 29th day of April, A.D.1938, approved by said Court.

Witness my hand, and the seal of said Court hereto affixed, this 5th day of May, A.D. 1938.

(District Court Seal)

P.E.Rose Clerk District Court