

Deed Record No. 72, Madison County, Iowa

Lois Martin, Administratrix

#3909

Filed for record the 17 day of August A.D.1938, at 1:44 o'clock P.M.

To

Fee \$.60

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

M.M.Powell
Compared 11-526

FILED Aug 16 1938 P.E.Rose Clerk of District Court Deputy
4148

ADMINISTRATOR'S DEED

KNOW ALL MEN BY THESE PRESENTS:

That Whereas, on the 14th day of March, 1936, Ella Cross made and entered into a contract for the sale of real estate hereinafter described, with M.M.Powell, for and in consideration of the sum of Seven Hundred Fifty (\$750.00) Dollars, and

WHEREAS, on the 18th day of August, 1936, Ella Cross died intestate, a resident of Madison County, Iowa, without completing the sale of said real estate to M.M.Powell, and carrying out the provisions of said contract.

NOW THEREFORE, pursuant to authority granted the undersigned administratrix of the estate of Ella Cross, deceased, in an order of the District Court of the State of Iowa, in and for Madison County, Iowa, dated June 28, 1938, and in consideration of the sum of Three Hundred Fifty-nine and 17/100 (\$359.17) Dollars, in hand paid by M.M.Powell, of Madison County, Iowa, I, Lois Martin, administratrix of the estate of Ella Cross, deceased, do hereby sell and convey unto the said M.M.Powell, the following described real estate, situated in the County of Madison, State of Iowa, to-wit:

Lot Eight (8) and the North One-half (NE $\frac{1}{2}$) of lot Nine (9) except the North One Hundred Two (102) feet, four (4) inches thereof; all in the subdivision of the Northeast part of the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section One (1) Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

TO HAVE AND TO HOLD the same unto the said M.M.Powell, his heirs and assigns forever. And I hereby covenant, in my official capacity aforesaid, that in making this sale and conveyance, I have in all things complied with the orders of said Court and the provisions of the law relating thereto.

Witness my hand in the capacity aforesaid, this 16 day of August, A.D.1938.

Lois Martin
Administratrix of the estate of Ella Cross, deceased.

STATE OF IOWA)
Madison County) SS.

On this 16 day of August, A.D.1938, before me, a Notary Public within and for Madison County, Iowa, personally came Lois Martin, as administratrix of the estate of Ella Cross, deceased, as stated in the foregoing deed; personally to me known to be the identical person whose name is affixed to the above instrument as grantor and administratrix of the estate of Ella Cross, deceased, and acknowledged the execution

U.S. REVENUE TAX \$1.00
Affirmed and Collected

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Acres-Blackmar Co. Burlington 2080

of the same to be his voluntary act and deed for the purposes therein expressed.

In Testimony Whereof, I have hereunto set my hand and seal this 16 day of August, A.D. 1938.

(Notarial Seal)

Jno. M. Hartley
Notary Public In and For Madison County,
Iowa.

STATE OF IOWA)
) SS.
Madison County)

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 Lois Martin, administratrix of the estate of Ella Cross, deceased, as stated herein, to M.N. Powell, having been by the said Lois Martin, administratrix, returned into Court for approval, and it appearing to the Court that the said Lois Martin, administratrix, 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 20th day of June, 1938 approved by said Court.

Witness my hand, and the seal of said Court hereto affixed, this 16th day of August, A.D. 1938.

(District Court Seal)

 P.E. Rose
Clerk of the District Court