No. 1940 M

DEED OF PERSONAL REPRESENTATIVE ON SALE ORDERED BY COURT UPON PETITION

(Public Sale)

THIS INDENTURE MADE AND ENTERED INTO ON THIS 31 day of May , 19 60,

by and between Charles Windeknecht — executor — administrator of the estate of Hercell C. Windeknecht , deceased, Party of the First Part, and Leo Schenimann & Edna Schenimann, AND Oliver C. Farrow & Lena V. Farrow, his wife, his wife, Parties of the Second Part, of the County of Cape Girardeau and State of Missouri, IS TO WITNESS:

THAT WHEREAS the said Party of the First Part, hereinafter called the Personal Representative, was on the 15 day of February , 19 60 , duly appointed by the Probate Court of Cape Girardeau County, Missouri, — executor — as the administrator of the estate of Hercell C. Windeknecht , deceased, duly qualified as such and is still acting as such.

AND WHEREAS a petition was duly filed in the Probate Court of said County praying for an order to sell real estate of the decedent under the provisions of Section 179 of the Probate Code, notice to the distributees and other interested parties was duly given as prescribed by law and required by order of the court and on the date stated in said notice, to-wit: the 8 day of April , 19 60 , a full hearing was had by the court;

AND WHEREAS, on said hearing the court found that it was necessary to sell the hereinafter described real estate of the decedent for the purpose of paying obligations of the estate set out in the judgement of the court, found that the real estate hereinafter described was subject to such sale, and ordered and adjudged that the same be sold by the Personal Representative at public sale and on terms and conditions set out in said order and judgment;

AND WHEREAS, the court in said decree ordered

A. That for the purpose of said sale the appraisal made in connection with the inventory of the estate be accepted and used;*

B. ~~That the property involved be appraised by two disinterested residents of the county which was accordingly done and said appraisers subscribed to the oath required by law and after making their appraisal reported the same in writing to the court.~~ ~~- - - -~~

AND WHEREAS, in accordance with said order, the Personal Representative did duly publish advertisement of said sale in the form and manner prescribed by law once each week for four successive weeks in the Cape County Post , a newspaper of general circulation printed in the English language and published in the said county wherein the land is situated and proof of publication thereof by affidavit of the publisher was duly filed in the said Probate Court;

AND WHEREAS, after the last publication of said notice and on the day and at the place therein mentioned, to-wit: on the 14 day of May , 19 60, at the hour specified in said notice, the said Personal Representative did offer said real estate for sale at public auction, first making known the terms of said sale as prescribed in the order of the court and after having continued to offer said land for a sufficient period did strike off and sell the same to the said Part___ of the Second Part, the highest and best bidder at said sale;

AND WHEREAS, the Personal Representative did report in writing said sale to the Probate Court within 10 days after making the same and said report did remain on file for an additional period of ten days after which it was duly presented to the court;

AND WHEREAS, no objections to the said report having been filed, the said sale was approved and confirmed by the said Probate Court and the Personal Representative was ordered to make this deed;

AND WHEREAS, the Part_ies_ of the Second Part ha_ve_ fully met and complied with the terms and conditions of the said sale as to the payment and security of the purchase price, the same being hereby acknowledged by the Personal Representative.

NOW THEREFORE, for and in consideration of the premises, the said Party of the First Part has given, granted, conveyed and confirmed, and does by these presents give, grant, convey and confirm unto the said Part_ies_ of the Second Part and unto their

...and State of Missouri:

...the South part of the Northeast quarter of the South-
...quarter of Section 20, Township 32 North, Range 14 East, de-
...Beginning at the northwest qorner of the
...Southwest quarter of said Section 20 from
...inches in diameter bears North 32 degrees 32
...links; thence North 39 links;
...to the original established line from
...diameter bears South 25 degrees West 41
...diameter bears North 24 degrees
...East 7.20 chains past the
...chains past the original line tree
...East line of the Northeast quar-
...Section 20 a blak oak 7 inches
...West 10 links a black oak 4
...East 13 links; thence South
...Northeast quarter of
...20; thence West 20.5 chains

...Southwest quarter of the Southwest quarter of
...Township 32 North, Range 14 East.

...North half of the Southwest quarter of the
...quarter of the Northwest quarter of said Section 20, Town-
...Range 14 East, described as follows: Beginning on
...at a point from the west half of the Southwest quar-
...Southwest quarter of the northwest corner of
...which an elm 5 inches in diameter bears North 25
...79½ degrees East 9.49 chains
...quarter of said Section 20
...12 inches in diameter bears South
...West 8.10 chains;
...degree West 7.18 chains to the corner in the Greens
...walnut 5 inches in diameter bears
...and a sassafras 23 inches in diameter
...27 links; thence with the center of
...thence North 78 degrees
...from which a white oak 7 inches in dia-
...31 links and a post oak 10 inches
...to a corner from which a post oak 19 inches
...East 17 links; thence North 79½ degrees East 6.33
...beginning.

...more or less, being all that part of the Northwest quar-
...Southwest quarter of said Section 20, Township 32 North,
...East that was conveyed to Clarence Edwards and Walter
...by Quit Claim Deed from Robert M. Sawyer and wife dated Decem-
...1912, and recorded in Book 43 at page 502, of the land
...of Cape Girardeau County, Missouri, not theretofore sold by
...Masterson in said Section 20, but now more particularly de-
...as follows: Beginning at the southeast corner of the North-
...quarter of the Southwest quarter of said Section 20, thence
...along the quarter section line 10.19 chains to a corner; thence
...degrees West 6.33 chains; thence southwesterly to a point on
...boundary line of Section 20 which is 11.50 chains south of
...northwest corner of the northwest quarter of the Southwest quar-
...of Section 20; thence continue south to the south line of the
...quarter of the Southwest quarter, thence East along the
...line of the Northwest quarter of the Southwest quarter to the
...of beginning and containing in fact, approximately eighteen
...

TO HAVE AND TO HOLD the same together with the privileges and appurtenances thereunto belonging or appertaining, to them, the said Parties of the Second Part and to their heirs and asigns forever, as fully as said title and interest may be by the said Personal Representative conveyed under the terms of the Probate Code of the State of Missouri and under the judgments and orders of the Probate Court aforesaid.

IN TESTIMONY WHEREOF, the said Party of the First Part has set his hand on the day first above written.

Charles Windeknecht

• Strike out the inapplicable alternative.

STATE OF MISSOURI,
COUNTY OF Cape Girardeau } ss.

Now on this 31 day of May, 1960, before the Honorable Marybelle D. Mueller, Judge of the Probate Court within and for the county aforesaid, came into open Court Charles Windeknecht executor or administrator of the estate of Hercell C. Windeknecht, deceased, personally known to the said Judge to be the same person whose name is subscribed to the foregoing instrument of writing as having executed the same, and also known to be the executor or administrator of said estate, and known to said Judge to be the same person who executed said deed, and then and there in open court, before said Judge, acknowledged the said instrument to be his act and deed for the purposes therein mentioned, and that he as said administrator executor or executed the same, this certificate of said acknowledgment being ordered by the said Court to be endorsed by the Clerk on this deed.

IN TESTIMONY WHEREOF, I, the Clerk of said Probate Court, have at the office thereof and on this 31 day of May, 1960, set hereunto my hand and affixed the seal of said court.

Jean Seabaugh
Clerk of the Probate Court of said County

By ---------- D. C.

STATE OF MISSOURI,
COUNTY OF Cape Girardeau } ss.

I, H. E. Morton, Recorder of said County, do hereby certify that the within instrument of writing was, at 11 o'clock and 55 minutes P. M, on the 3 day of June, 1960, duly filed for record in my office, and is recorded in the records of this office in Book 197 at Page 39.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at Jackson, Missouri, this 3 day of June, 1960.

H E Morton
Recorder.

DEED OF PERSONAL REPRESENTATIVE
ON SALE ORDERED BY COURT
UPON PETITION
(Public Sale)

STATE OF MISSOURI,

COUNTY OF ----------

FILED FOR RECORD
JUN 3 1960
11:55
H. E. MORTON, RECORDER
CAPE GIRARDEAU COUNTY
JACKSON, MO.

1971
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3 mo pd.
Leo Lehmann
R-1- Cape