BK-14

IN THE UNITED STATES DISTRICT COURT FOR THE

SOUTHERN DISTRICT OF IOWA

I, Richard Stageman a Referee in Bankruptcy

in and for said District, DO HEREBY CERTIFY that the attached copy of Debtor's Petition filed May 11, 1971; Schedule B-1; Court Minutes and Order Appointing ~~Trustee; Petition for Private Sale of Assets and to Exchange Deeds~~ to Correct Legal Description; Order for Hearing on Petition for Private ~~Sale of Assets and Certificate of Mailing showing Order was sent to~~ all creditors listed in bankrupt's schedules (Internal Revenue Service and Iowa Department of Revenue were listed and noticed); Order Approving Sale and Exchange of Deeds;

in the case of Kenneth L. Conard

bankrupt (~~debtor~~), No. C-274-71, has been compared with the original thereof and that it is a complete and correct copy of such original as it appears of record and on file in my office.

IN TESTIMONY WHEREOF I have hereunto set my hand at Des Moines

in said District, this 6th day of December, 19 72.

IND. ✓
REC. 1
PAGE

FILED NO. 1732
BOOK 30 PAGE 25
1972 DEC -7 PM 4:39
MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

Fee I.M.M. #32.50
16 pgs.

Richard Stageman
Referee in Bankruptcy.

By Frances Nordenson
Referee's Clerk

FPI NI—10-7-71-150 PADS-6804

In the District Court of the United States for the Southern District of Iowa
Central Division

In the matter of

KENNETH L. CONARD, Bankrupt, dba; Custom Crafts Company; Iowa Custom Crafts Company, Inc.; Conard Construction Company; Hi-Fashion Wigs of Davenport; Hi-Fasion Wigs of Davenport, Inc.; Athena of Greece House of Wigs; Conard & Martin Associates, Ltd.; Conard Enterprises, Inc.; and Wigs by Carol.

* See footnote Bankrupt

In Bankruptcy
No. C-274-71

DEBTOR'S PETITION

FILED
MAY 11 1971
RICHARD STAGEMAN
REFEREE

To the Honorable Roy L. Stephenson
Judge of the United States District Court
For the Southern District of Iowa

The Petition of KENNETH L. CONARD (Full name, no initials) 485-34-2786 (Social Security No.)

residing at No. Rural Route #3 Street

in Winterset, County of Madison,

State of Iowa Zip 50273, by occupation a manufacturer, contractor, and retail merchant

and employed by [or engaged in the business of] manufacturing, construction, and retail sale of wigs.

who states that he has not been known by any other name or trade name, for the past six years, other than as set forth in the above caption,

Respectfully Represents:

1. Your petitioner has had his principal place of business [*or* has resided, *or* has had his domicile] at Winterset, Iowa, within the above judicial district, for a longer portion of the six months immediately preceding the filing of this petition than in any other judicial district.

2. Your petitioner owes debts and is willing to surrender all his property for the benefit of his creditors, except such as is exempt by law, and desires to obtain the benefit of the Act of Congress relating to bankruptcy.

3. The schedule hereto annexed, marked Schedule A, and verified by your petitioner's oath, contains a full and true statement of all his debts, and, so far as it is possible to ascertain, the names and places of residence of his creditors, and such further statement concerning said debts as are required by the provisions of said Act.

4. The schedule hereto annexed, marked Schedule B, and verified by your petitioner's oath, contains an accurate inventory of all his property, real and personal, and such further statements concerning said property as are required by the provisions of said Act.

Wherefore Your Petitioner Prays, That he may be adjudged by the court to be a bankrupt within the purview of said Act.

Jerrold B. Oliver
Jerrold B. Oliver
Attorney for Petitioner
Farmers & Merchants Bank Bldg.
Winterset, Iowa 50273
(Address)

Kenneth L. Conard
Kenneth L. Conard
Petitioner.

FILED
MAY 11 1971
10:50 AM
R. E. LONGSTAFF
CLERK, U. S. DISTRICT COURT
SOUTHERN DISTRICT OF IOWA

UNITED STATES OF AMERICA,
State of IOWA } ss.
County of MADISON

I, Kenneth L. Conard, the petitioner named in the foregoing petition, do hereby make solemn oath that the statements contained therein are true according to the best of my knowledge, information, and belief.

Kenneth L. Conard
Kenneth L. Conard Petitioner.

Subscribed and sworn to before me this 10 day of May, 1971.

Wanda Lohr
Notary Public in and for said County
[OFFICIAL CHARACTER]

* NOTE: Set forth in caption all assumed, trade and any other names or designations by or under which bankrupt or debtor has been known or has conducted any business within preceding 6 years.

All the Schedules must be filed in triplicate with this petition.

Oaths required by this act, except upon hearings before a judge, may be administered by (1) referees; (2) officers authorized to administer oaths in proceedings before the courts of the United States, or under the laws of the State where the same are to be taken; and (3) diplomatic or consular officers of the United States in any foreign country.

All petitions and schedules shall be printed or written out plainly, without abbreviation or interlineation, except where such abbreviation and interlineation may be for the purpose of reference. (Rule 6 Paragraph 1).

The court may allow amendments to the petition and schedules on application of the petitioner. Amendments shall be printed or written, signed and verified like original petitions and schedules, and filed in triplicate. If amendments are made to separate schedules, the same must be made separately, with proper references. In the application for leave to amend, the petitioner shall state the cause of the error in the paper originally filed. (Rule 11).

Received to Reporter Richard Stageman — MAY 11 1971
By Deputy Clerk, Evelyn McCrackin

Schedule B.—STATEMENT OF ALL PROPERTY OF BANKRUPT.

Schedule B-1. **REAL ESTATE.**

Location and Description of all real estate owned by debtor, or held by him, whether under deed, lease or contract.	Incumbrances thereon, if any, and dates thereof.	Statement of particulars relating thereto.	Estimated value of debtor's interest. $	Cts.
-- A tract of land commencing 25 rods and 20½ lengths North of the Southeast corner of the Northeast Quarter (¼) of the Northwest Quarter (¼) of Section 1-75-28, thence North 66 feet, thence West 150 feet, thence South 66 feet, thence East 150 feet to the point of beginning. Petitioner actually has legal title to a tract 66 feet by 150 feet lying immediately south of the above described real estate and the owner of the real estate lying south of the above described real estate actually has legal title to the above described real estate. This mistake occurred when petitioner conveyed the real estate lying south of above described real estate. There is a dispute as to the boundary line between the two tracts.....			2000	00
-- Commencing at the Northeast corner of the South Half (½) of the Northwest Quarter (¼) of the Southeast Quarter (¼) of Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P. M., running thence South 20 rods, thence West 32 rods, thence North 40 rods, thence East 32 rods, thence South 20 rods to the point of beginning. Subject to two mortgages listed in Schedule A-2.....			30000	00
-- Lots Nos: 2100 - 2101 - 2102 - C of Mid-Iowa Lakes Corporation Sub-division in Guthrie County, Iowa.....			5000	00
-- Lots Nos: 2946 - 2947 of Mid-Iowa Lakes Corporation Sub-division in Guthrie County, Iowa.....			4000	00
-- Tract 71: E½ of the South 200 feet of the North 600 feet of Lot 26, Section 15, Township 29 South, Range 37 East, plat of Florida Indian River Land Co., Plat Book 1, page 165, Brevard County, Florida, less the East 25 feet for road, utility and drainage right of way.....			4000	00
-- Tract 46: All of Block 44, Melbourne Heights, Section "E", Plat Book 4, page 52, Brevard County, Florida and being subject to right of way dedications set forth in said plat.....			5000	00
-- The East 237.50 feet of the West 1315 feet of the South 280 feet of the North 2660 feet of the Northwest ¼, of Section 3, Township 43 South, Range 41 East, Palm Beach County, Florida; subject to the North 30 feet, the South 40 feet and the east 30 feet thereof for road and drainage purposes.....			5000	00
-- Lots 11 - 12 in Block 284 of Leisure Lakes Section 13 according to the plat thereof recorded in Highlands County, Florida.....			3000	00
-- Lots 12 and 13, Block 4902, Zone AA-1, according to the plat thereof recorded in the Public Records of Lee County, Florida...			5000	00
-- Section "C", John Low Grant, Tract 321: Commence at the NW corner of the John Low Grant; thence run N78°52'33"E along the north line of said John Low Grant for a distance of 4950 feet to a point; thence run S12°07'20"E along a line parallel to the West line of said John Low Grant for a distance of 14850 to the Point of Beginning of the parcel of land hereinafter to be described: thence continue S12°07'20"E along a line parallel to the West line of said John Low Grant for a distance of 330 feet to a point; thence run N78°52'33"E along a line parallel to the North line of said John Low Grant for a distance of 330 feet to a point; thence run N12°07'20"W along a line parallel to the West line of said John Low Grant for a distance of 330 feet to a point thence run S78°52'33"W along a line parallel to the North line of said John Low Grant for a distance of 330 feet to the Point of Beginning. Subject to the South and the East 30 feet for road right-a-way. All lying and being in Section 39, Township 19 South, Range 34 east; Volusia County, Florida.				
This description continued on attached sheet.			4000	00
		Total,	67000	.00

Kenneth L. Conard — Petitioner.

Schedule B-1 Continuation of Descriptions

The East half of the following description:
Section "C", John Low Grant, Tract 322: Commence at the NW corner of the John Low Grant; thence run N78°52'33"E along the north line of said John Low Grant for a distance of 4620 feet to a point; thence run S12°07'20"E along a line parallel to the West line of said John Low Grant for a distance of 14850 to the Point of Beginning of the parcel of land hereinafter to be described: Thence continue S12°07'20"E along a line parallel to the West line of said John Low Grant for a distance of 330 feet to a point; thence run N78°52'33"E along a line parallel to the North line of said John Low Grant for a distance of 330 feet to a point; thence run N12°07'20"W along a line parallel to the West line of said John Low Grant for a distance of 330 feet to a point thence run S78°52'33"W along a line parallel to the North line of said John Low Grant for a distance of 330 feet to the Point of Beginning. Subject to the South 30 feet for road right-a-way. All lying and being in Section 39, Township 19 South, Range 34 east; Volusia County, Florida.

All real estate listed in this schedule is being purchased on contract by petitioner, except the two tracts located in Madison County, Iowa, which are the first two tracts listed in this schedule..

Kenneth L. Conard

Kenneth L. Conard, Petitioner

IN THE UNITED STATES DISTRICT COURT
SOUTHERN DISTRICT OF IOWA
CENTRAL DIVISION

FILED
JUN 4 - 1971
RICHARD STAGEMAN
REFEREE

COURT MINUTES AND ORDER

TITLE KENNETH L. CONARD

Bankruptcy No. C-274-71

FIRST MEETING OF CREDITORS:

Trustee appointed by the Court

The bankrupt was sworn and examined Bond $750.00

The following persons appeared:

The trustee, the bankrupt and his attorney, and

Charles Roberts, Attorney for Roberts & Dybdahl, Inc.

A. L. Wensel, Attorney for Morris Plan of Davenport

(over)

Notes:

Continue first meeting to further order of the Court.

ORDER APPOINTING TRUSTEE

The creditors of the above named bankrupt having failed to appoint a trustee as provided in the Act of Congress relating to bankruptcy, I hereby appoint Barry Minear trustee of the estate of the above named bankrupt, under bond previously filed in accordance with an Order of this Court.

It is ORDERED that the trustee's blanket surety company bond on file with this Court be, and it is approved in this matter.

BY THE COURT

REFEREE IN BANKRUPTCY

NOTICE:

The trustee was notified of his appointment and of the last date for filing objections to discharge and applications to determine the dischargeability of debts.

Dated

June 4, 1971.

RICHARD STAGEMAN
REFEREE IN BANKRUPTCY

IN THE UNITED STATES DISTRICT COURT
FOR THE SOUTHERN DISTRICT OF IOWA, CENTRAL DIVISION

IN THE MATTER OF)
)
KENNETH L. CONARD,) BANKRUPTCY NO. C-274-71
)
Bankrupt.)

FILED
OCT 27 1972
RICHARD STAGEMAN
REFEREE

PETITION FOR PRIVATE SALE OF ASSETS AND TO EXCHANGE DEEDS TO CORRECT LEGAL DESCRIPTION

TO THE HONORABLE RICHARD STAGEMAN, REFEREE IN BANKRUPTCY:

The Petition of Barry N. Minear respectfully represents:

DIVISION I

1. That Kenneth L. Conard originally owned some unimproved real estate in Winterset, Iowa, consisting of building lots. Mr. Conard built a house on the south portion of this real estate, and intended to convey it to Harold J. Manser and Illean M. Manser. However, a mistake was made in the legal description, and Mr. Conard actually conveyed the north portion of the real estate to the Mansers, and retained title to the south portion upon which the dwelling house was built.

2. As revealed in the bankruptcy petition filed herein, the interest of the bankrupt is in the following described real estate:

> A tract of land commencing 21 rods and 20½ lengths north of the southeast corner of the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) of Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence North 66 feet, thence West 150 feet, thence South 66 feet, thence East 150 feet to the point of beginning.

That this is the unimproved portion of the real estate, and no dwelling exists thereon.

Attorney and Attorney
11/1/71 mw

3. That the correct legal description for the land upon which the dwelling house was built, and of which the Mansers took possession, is as follows:

> A tract of land commencing 25 rods and 20½ links North of the Southeast corner of the Northeast Quarter (¼) of the Northwest Quarter (¼) of Section One (1) in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence North 66 feet, thence West 150 feet, thence South 66 feet, thence East 150 feet to the point of beginning.

4. That Harold J. Manser and Illean M. Manser have proposed that they and your trustee exchange deeds to the above described real estate, so as to correct the mistake made by the bankrupt herein, and correct the legal descriptions to the respective properties of these parties.

WHEREFORE, your trustee asks that the Court approve the exchange of deeds as set forth above to correct these legal descriptions, and that because of the nature of this transaction that a hearing be had thereupon, upon proper notice to the creditors.

DIVISION II

1. That there has come into the possession of your trustee the unimproved real estate consisting of a building lot described in paragraph two (2) of Division I of this Petition.

2. That this property should be sold for the benefit of this bankruptcy estate, even though the liens on the property apparently exceed the value of same. However, the major lien is by the Internal Revenue Service, and payment of same will reduce the priority claim of the Internal Revenue Service filed in this bankruptcy proceeding.

3. That said property has been appraised by Charles Tucker of Winterset, Iowa, and the appraised value is $2,500.00.

4. That Mr. and Mrs. Jerrold Glasscock have offered $2,050.00 in cash for said property by way of a private sale; that said amount constitutes the full cash saleable value of the property at this time, and that it would be in the best interests of the bankruptcy estate to accept said offer and sell said property at private sale as set forth.

5. That your trustee has knowledge of the following liens and encumbrances upon the real estate being sold: Internal Revenue Service (Book 6, Page 115) $2,203.12, Iowa Department of Revenue (Book 6, Page 81) $88.45, Iowa Department of Revenue (Book 6, Page 92) $18.93, unpaid personal taxes for 1969, plus penalty $22,82, special assessment for paving - amount unknown, real property taxes for 1969, 1970 and 1971 - amount unknown.

6. That the unpaid personal taxes, the special assessment and the unpaid real property taxes for 1969, 1970 and 1971 should be paid from the sale proceeds, but that said property should be sold free and clear of any and all other liens and encumbrances, and that the liens of the Internal Revenue Service and the Iowa Department of Revenue, and any other valid liens, should attach to the net proceeds of said sale.

7. That because of the nature of the sale involved herein, a hearing should be had concerning said sale upon notice to the creditors, so that the creditors or other persons interested may appear and be heard, either in support of or in opposition to

said proposed private sale of assets, and so that additional offers for said assets be tendered and considered.

WHEREFORE, petitioner prays that he be authorized to complete the private sale set forth above, and that upon receipt of the sale price, to sell, transfer and convey said real estate at private sale to the purchaser named herein, such sale to be free and clear of any and all liens and encumbrances except as mentioned, with the other valid liens attaching to the net proceeds.

Barry N. Minear, Trustee

BK-4

United States District Court

FOR THE

SOUTHERN DISTRICT OF IOWA

IN THE MATTER OF

KENNETH L. CONARD,

Bankrupt.
~~Debtor~~

FILED
NOV 1 1972
RICHARD STAGEMAN
REFEREE

IN BANKRUPTCY

NO. C-274-71

CERTIFICATE OF MAILING

I, Madalyn Wright, a regularly appointed and qualified clerk in the office of Richard Stageman, Referee in Bankruptcy of the United States District Court for the Southern District of Iowa at Des Moines, hereby certify;

That I personally, pursuant to instructions from said Referee in Bankruptcy and in the performance of my duties as such Clerk, mailed to each of the creditors of said {bankrupt / ~~debtor~~} named in the schedules or list of creditors filed herein or as otherwise appearing in the files in this cause, except where the address is unknown, a Notice of final meeting of creditors and Order for Hearing on Petition for Private Sale,
a true copy of which is hereto attached, such Notice being enclosed in a sealed envelope bearing the lawful frank of the Referee in Bankruptcy, and the name and post-office address of such creditors as such name and address appears in the schedules or list of creditors of said {bankrupt / ~~debtor~~} on file in this Court, or otherwise appearing in the files in this cause.

2. That after the name and address of each creditor was placed upon an envelope in which said Notice was enclosed, the name and address of each creditor on such envelope was carefully checked with the name and address of said creditor as shown in this cause and found to be exactly the same as the name and address appearing in the files in this cause.

3. That said envelope containing such Notice, was deposited by me in a regular United States Mail Box in the City of Des Moines, Iowa, in said District, on the 1st day of November, 1972.

4. That a copy of such Notice was also so mailed to each of the parties at their respective addresses listed below.

1. Kenneth L. Conard, Bankrupt, Rural Route #3, Winterset, Iowa
2. Jerrold B. Oliver, Farmers & Merchants Bank Bldg., Winterset, Iowa
3. Barry N. Minear, Trustee, 6600 University Ave., Des Moines, Iowa
4. Harold J. Manser and Illean M. Manser, R. R. Winterset, Iowa
5. H. Moss Meersman, Atty., 1st National Bank Bldg., Moline, Ill.

(over)

Madalyn Wright
Clerk.

FPI BI—8-18-71-1M PADS-6068

6. Richard L. Martyn, Atty., 1119 High St., Des Moines, Iowa

7. Garten, Garten & Landess, Atty., 835 Insurance Exchange Bldg., Des Moines, Iowa

8. London Guarantee & Accident Co., Ltd., 360 W. Jackson Blvd. Chicago, Illinois

9. James Spellman, Atty., 1119 High ST., Des Moines, Iowa 50309

10. Martin F. McCarthy, Atty., 501 Union Arcade, Davenport, Iowa

11. Mr. & Mrs. Jerrold Glasscock, Winterset, Iowa

IN THE UNITED STATES DISTRICT COURT
SOUTHERN DISTRICT OF IOWA
CENTRAL DIVISION

FILED
NOV 1 1972
RICHARD STAGEMAN
REFEREE

In the Matter of :

KENNETH L. CONARD, : In Bankruptcy No. C-274-71

Bankrupt. :

ORDER FOR HEARING ON PETITION FOR PRIVATE SALE OF ASSETS

At Des Moines, Iowa, in said District on the 1st day of November, 1972.

Upon the petition of Barry N. Minear, the trustee herein showing that said trustee has received an offer of $2,050.00 in cash from Mr. and Mrs. Jerrold Glasscock for the real property legally described as follows:

> A tract of land commencing 25 rods and 20½ links North of the Southeast corner of the Northeast Quarter (¼) of the Northwest Quarter (¼) of Section One (1) in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence North 66 feet, thence West 150 feet, thence South 66 feet, thence East 150 feet to the point of beginning.

That said property constitutes, and the petition proposes, an asset of this bankruptcy estate, private sale and free and clear of any and all other liens and encumbrances, and no adverse interest being represented, the Court finds that a hearing should be had upon said petition, all upon notice to the creditors herein. The trustee also proposes to exchange deeds with Harold J. Manser and Illean M. Manser to correct the legal descriptions to the property described above.

It is therefore, ORDERED that a hearing be had upon said

petition to exchange deeds and for private sale of assets before the undersigned Referee on the 3rd floor of the U. S. Court House, Des Moines, Polk County, Iowa, at 4:00 o'clock P.M., on the 13th day of November, 1972, at which said place and time creditors or other persons interested may appear and be heard, either in support of or in opposition to said exchange of deeds and proposed private sale of said assets; and at which said place and time additional substantial offers for said assets may be tendered and considered.

It is further ORDERED that a copy of this order be sent by regular mail to all creditors herein as their names and addresses appear in the files and records of this bankruptcy proceeding and that the same shall constitute notice of the time, place and purpose of said meeting and hearing.

It is further ORDERED that lien claimants against the property of the bankrupt, to be sold free and clear of liens as described above, appear at the time and place above set out and establish their interest in the proceeds of sale, or forever be barred from asserting the same; that petitions to intervene and establish liens must be made in writing, and filed not less than five days prior to the date fixed for hearing.

BY THE COURT:

s/ RICHARD STAGEMAN
Referee in Bankrupt
318 U. S. Court House
Des Moines, Iowa

In the United States District Court for the

SOUTHERN District of IOWA

CENTRAL Division

In the Matter of

KENNETH L. CONARD
Rural Route #3
Winterset, Iowa

FILED
NOV 1 1972
RICHARD STAGEMAN
REFEREE

Bankrupt

IN BANKRUPTCY
No. C-274-71

Notice of Final Meeting of Creditors

To the Creditors of the above-named Bankrupt:

NOTICE IS HEREBY GIVEN, That on the 27th day of October, 19 72 Barry N. Minear, the Trustee of the estate of said Bankrupt, made his report, and that the final meeting of the Creditors of said Bankrupt will be held at Bankruptcy Court Room, 314 U.S. Court House, East 1st & Walnut, in the city of Des Moines, State of Iowa, on the 13th day of November, 19 72, at 4:00 o'clock P m., for the purpose of examining and passing on said report, allowing attorney's fees, Receiver's fees, Trustee's commissions and expenses, ordering final dividend to creditors, and transacting such other business as may properly come before said meeting.

The following applications for allowances have been filed:

(Receiver)	$ (Fees)	$ (Expenses)
Barry N. Minear (Trustee)	$ 150.00 (Fees)	$ 123.90 (Expenses)
(Attorney for bankrupt)	$ (Fees)	$ (Expenses)
(Attorney for receiver)	$ (Fees)	$ (Expenses)
(Attorney for trustee)	$ (Fees)	$ (Expenses)
(Attorney for petitioning creditors)	$ (Fees)	$ (Expenses)

Report of said Trustee shows total receipts, $ 1,765.00 Total disbursements, $ None

Balance on hand.....$ 1,765.00

Claims filed

Priority, $ 5,848.99 Secured, $ 2,567.20 Unsecured, $ 33,184.21

Referee's Fees: 3½% of $1,765.00.....$61.78
Fee on notices..... 30.40
Fee on claims..... 6.50
$98.68

Trustee recommends: Secured claim No. 1, of Morris Plan, No.12, of Astratek International Ltd.,be disallowed; Bankrupt's interest in 125 hogshelters, wigs and hairpieces valued at $1,000.00, located at Tipton, Iowa, to be offered for sale to highest bidder at final meeeing of creditors.

Dated at Des Moines, Iowa Nov. 1, 1972

RICHARD STAGEMAN
Referee in Bankruptcy
318 U. S. Court House
Des Moines, Iowa 50309

IN THE UNITED STATES DISTRICT COURT
FOR THE SOUTHERN DISTRICT OF IOWA, CENTRAL DIVISION

IN THE MATTER OF)
)
KENNETH L. CONARD,) BANKRUPTCY NO. C-274-71
)
Bankrupt.)

FILED
NOV 22 1972
RICHARD STAGEMAN
REFEREE

ORDER APPROVING SALE AND EXCHANGE OF DEEDS

At Des Moines, Iowa, in said District, on the 13th day of November, 1972.

Upon the petition of Barry N. Minear, the trustee herein, filed herein for an order approving sale of property set forth in said petition, and hearing having been held with no adverse interests appearing, and the Court finds that the trustee has sold the real property legally described as follows:

> A tract of land commencing 25 rods and 20½ links North of the Southeast corner of the Northeast Quarter (¼) of the Northwest Quarter (¼) of Section One (1) in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence North 66 feet, thence West 150 feet, thence South 66 feet, thence East 150 feet to the point of beginning

That the Court further finds the sale was made to Mr. and Mrs. Jerrold Glasscock for the sum of $2,050.00 in cash, and the sale was in all respects regular and in accordance with the orders of the Court and for the highest and best bid obtained.

The Court further finds that the unpaid personal taxes, the special assessment and the unpaid real property taxes for 1969, 1970 and 1971 should be paid from the sale proceeds, but that said property should be sold free and clear of any and all other liens and encumbrances except that the liens of the Internal Revenue Service and the Iowa Department of Revenue, should attach to the net proceeds of said sale.

The Court further finds that Harold J. Manser and Illean M. Manser have proposed that they and the trustee exchange deeds to correct the legal descriptions to the respective properties of these parties, and that the proposed exchange of deeds should be approved. It is, therefore,

ORDERED that said sale be, and hereby is, approved, and said trustee is directed forthwith to execute and deliver to said purchaser a good and sufficient instrument of title to said property, upon payment to him of the consideration aforesaid, said sale to be free and clear of liens except as set forth in this Order. It is further

ORDERED that the trustee is authorized to exchange deeds with Harold J. Manser and Illean M. Manser to correct legal descriptions as set forth in the trustee's application.

REFEREE IN BANKRUPTCY