

82896

RECORDED *July 1963* 10:00 A.M.
 IN BOOK *91* Deed PAGE *630*
 FEES *\$2.00* *PPS* *Sublette County Clerk*
 SUBLINTE COUNTY, PINEDALE, WYOMING

ADMINISTRATRIX'S DEED

THIS DEED made this 11th day of June, 1963, by and between Ethel C. Anderson, as Administratrix of the estate of Moyle W. Anderson, deceased, Grantor, of Powell, Wyoming, and Eugene Pfisterer and Kay Pfisterer, husband and wife, Grantees, of Pinedale, Wyoming.

WITNESSETH:

WHEREAS, Ethel C. Anderson, as Administratrix of the estate of Moyle W. Anderson, deceased, on the 27th day of April, 1963, filed in the District Court of the Second Judicial District within and for Sweetwater County, Wyoming, in the matter of the estate of said deceased person, under Probate No. 5089, her verified petition for the sale of all of decedent's right, title and interest in and to the real property hereinafter described, to Eugene Pfisterer and Kay Pfisterer, husband and wife, of Pinedale, Wyoming, for the sum of Eighteen Thousand (\$18,000.00) Dollars, cash in hand paid, the receipt whereof is hereby acknowledged.

WHEREAS, an Inventory and Re-Appraisement was duly made and returned to this Court within the time prescribed by law, showing therein the appraised value of the real property owned by the deceased at the time of his death.

WHEREAS, on the 7th day of June, 1963, after a hearing duly and regularly held on said verified Petition, the Judge of the District Court within and for Sweetwater County, Wyoming, made and entered an Order of Sale in the matter of the estate of said deceased person, authorizing and directing Ethel C. Anderson, as Administratrix of the estate, to sell and convey to Eugene Pfisterer and Kay Pfisterer, husband and wife, at private sale for the sum of Eighteen Thousand (\$18,000.00) Dollars, cash in hand paid, all of the decedent's right, title and interest in and to the real property hereinafter described.

WHEREAS, pursuant to the said Order of Sale, said Ethel C. Anderson, as Administratrix of said estate, sold the real property belonging to said estate to Eugene Pfisterer and Kay Pfisterer, husband and wife, at private sale, for the sum of Eighteen Thousand (\$18,000.00) Dollars, cash in hand paid; that notice of sale of said real property was duly published in the Rock Springs Rocket, a newspaper of general circulation in Sweetwater County, Wyoming, on May 3, 10, 17 and 24, 1963; that all persons interested in said estate were given notice of said sale according to law; that the sale of said real property was legally and fairly conducted; that said real property was sold for the appraised value thereof; that the sum paid was not disproportionate to the value of said real property sold; that a sum exceeding the amount so bid for said real property by a sum at least ten per cent, exclusive of the expenses of a new sale, cannot be obtained; that said sale was made subject to confirmation by this Court;