

500

This indenture made this the 20th day of August
 of Virginia & Joe. AD 1859 betw Jane Joe guardian legally appointed by
 the county court of Madison County in the State of Iowa
 John A. Pitzer of the Estate of Virginia & Joe a minor daughter of the
 late William S Joe deceased of the one part and John A. Pitzer
 of the other part. Whereas at a regular term of the county court of Madison
 County Iowa held in the city of Minteret in said county on the first Monday
 to wit on the seventh day of June AD 1858 it appearing to the said court that
 the interest of the said Virginia & Joe required that her interest in and to the
 real estate of which the said William S Joe died seized the said court did then &
 there make an order that the said Jane Joe guardian as aforesaid have power
 to sell the interest of the said Virginia & Joe in the estate of the said William S Joe
 deceased and to make a title thereto to the purchaser and did direct the sale to
 be private and at such prices and in such terms as the said Jane Joe guardian
 as aforesaid should think proper In pursuance whereof the said Jane Joe
 did on this day sell to John A. Pitzer for the consideration of fifty Dollars
 to her in hand paid by him the said John A. Pitzer and by these presents
 by virtue of the powers and authorities to her given by the aforesaid order of
 of County and obedient to the directions thereof doth grant bargain sell and
 convey unto the said John A. Pitzer all the interest title & right of the said Virginia
 & Joe to the East two thirds ($\frac{2}{3}$) of Lot Seven in Block Seventeen 17 in the original
 town of Minteret in Madison County Iowa And I Jane Joe guardian as a
 foresaid do hereby warrant the title to the same against the lawful claims of
 all persons whomsoever this 20th day of August AD 1859 Jane Joe guardian
 of Virginia & Joe

State of Iowa
Madison County

On this the 20th day of August AD 1859 before me a Notary Public in and for said County personally came Jane Doe to me personally known to be the identical person whose name is subscribed to the foregoing deed as the grantor thereto in the capacity of guardian for Virginia E Doe and acknowledged the same to be her voluntary act and deed as the guardian of the said Virginia E Doe In testimony whereof I have hereto set my hand and affixed my notarial seal this the 20th day of August AD 1859 M L McPherson Notary Public

State of Iowa
Madison County

I C D Beverington Clerk of the County Court in and for said County have examined the foregoing deed of conveyance and do hereby approve the same. Given under my hand & the Seal of said County the 21st day of August AD 1859 C D Beverington County Clerk acting as County Judge

Filed September the 20th AD 1859 at 3 O'clock P M Dora Bishop Recorder