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William Martin Admr.
 To Deed
 James McClelland

Yo all to whom these Presents shall come: I William Martin of the County of Warren and State of Iowa, Administrator of the Estate of William Martin Sen. late of Louisa County Iowa deceased intestate, send greeting; Whereas, the personal Estate of said deceased was found inadequate to satisfy the charges against the said Estate, and application having been made for license to sell so much of the Real Estate as would be sufficient therefor, after a full statement of all the claims against said Estate, and a full account of the disposition of the personal Estate had been rendered; and whereas, by an order of the County Judge of said County of Warren made at a County Court held at Indianola in said County of Warren on the Second day of January AD 1865, I the said administrator was licensed and empowered to sell and convey the Real Estate of the said William Martin Sen. dec. hereinafter described; and whereas, I have caused the said Real Estate to be appraised and the appraisement duly filed according to law, and having given four weeks notice of the time and place of the sale of said Real Estate, by causing a Notification thereof, a copy of which is hereto annexed, to be printed and inserted in the newspaper called the Weekly Indianola Banner and published in said County of Warren, for two consecutive weeks immediately preceeding the day of such sale, and by posting up three written notices in three public places in the said County of Warren, one of which was posted on the front door of the Court house where the last District Court was held, and one of said notices was posted up in a public place, to-wit; On a post in the public road in the Township where said Real Estate is situated, and one on the bridge on Clanton on the road from Indianola to Winterset, and whereas, I, the said Administrator having complied in all respects with the law in such cases required, and with the order and direction of the said Warren County Court, did on the 18th day of February AD 1865, pursuant to the license and notice aforesaid, sell by public Auction the Real Estate hereinafter described to James McClelland of the County of Warren, for the sum of Three hundred dollars, he being the highest bidder therefor; Now, therefore, know ye, that I, the said William Martin Administrator by virtue of the power and authority in me vested as aforesaid, and in consideration of the sum of Three hundred Dollars, the receipt whereof is hereby acknowledged, do hereby grant bargain, sell and convey unto the said James McClelland his heirs and assigns, all that certain tract or parcel of Real Estate, situated in the Counties of Warren & Madison and State of Iowa, described as follows, to-wit; The West half of the South

East quarter of section twenty-eight, and beginning at the North East corner of the North East quarter of the South West quarter of section twenty-eight, thence West 29th rods, thence South 27th rods, thence East 29th rods, thence North 27th rods to the place of beginning all in township twenty five North; of Range twenty five West, and the North one fourth of the South West quarter of the South West quarter of section twenty-eight in township twenty five North; West quarter of section twenty-eight, West of the 5th M. Iowa; of Range twenty-five West of the 5th M. Iowa.

do have and to hold, the above granted premises, with all the appurtenances thereto belonging, to the said James McCalland his heirs and assigns forever. And I, said William McCalland Adam, do hereby covenant with the said James McCalland his heirs and assigns, that in giving the notice and conveying said sale, I have complied with all the requirements of the law and of the said Iowa County Court. On witness whereof, I have hereunto set my hand and seal this Eleventh day of March, A.D. 1865.

At 8 o'clock A.M. 11th March 1865
Wm. McCalland

State of Iowa } ss
Iowa County }
James McCalland, that on this Eleventh day of March, A.D. 1865, before the undersigned, a Notary Public within and for said County personally appeared William McCalland Adam, to me personally known to be the identical person whose name is affixed to the foregoing Deed as grantor and acknowledged the instrument to be his voluntary act and deed and given for the purposes therein mentioned.

Witness my hand and Notarial Seal the day and year last above written.

Notarial Seal

E. C. McCalland Notary Public

State of Iowa } ss
Iowa County }

In the County Court of Iowa County;
Witness the foregoing deed, executed by William McCalland Adam, as stated therein, to James McCalland has been, by the said Administrator this day returned into Court for approval, and it appearing to the Court that the said Adam's has complied with all the requirements of the law and of this Court, in making such sale and conveyance, it is now therefore, ordered that the said sale and the foregoing Deed of conveyance be and the same are are hereby approved.

Witness Jno. D. Ingalls, County Judge of Iowa County
and the seal thereof affixed this 11th day of March, A.D. 1865.

At 8 o'clock A.M. 11th March 1865
Jno. D. Ingalls

Wm. McCalland

Filed for Record April 11th 1865 at 1 o'clock P.M.