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I, J. P. Rhyno } To all to whom these presents shall
 to Adm. Dec } come J. P. Rhyno of the County of
 S. B. Hoffman } Madison and state of Iowa Admin-
 istrator of the estate of James Douglas
 late of Madison County Iowa decedent estate since
 deceased Whereas the personal estate of said Decedent was
 found inadequate to satisfy the charges against the said
 estate and application having been made for licence
 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 the said County of Madison
 made at the a County Court held at Winterset in
 said County of Madison on the 2nd day of September
 A.D. 1861 & the said Administrator was licensed and
 empowered to sell and convey the Real Estate of the
 said James Douglas herein after Described and whereas
 I have caused the said real estate to be appraised and
 the appraisement duly filed according to law all of
 which will more fully appear reference being had
 to the record of said Court and whereas & the said Ad-
 ministrator having complied with all the law in
 such cases required and with the order and direction
 of the said Madison County Court did on the 25th day
 of November A.D. 1865 pursuant to the licence aforesaid
 sell by private sale the real Estate herein after described
 to S. B. Hoffman of the County of Decatur and state
 of Iowa for the sum of One hundred Dollars the receipt
 whereof is hereby acknowledged do hereby grant bargain
 sell and convey unto the said S. B. Hoffman his heirs
 and assigns all that certain tract or parcel of Real Estate
 situated in the County of Madison and state of
 Iowa described as follows to wit The North East quarter
 of the South West Quarter of Section Twenty seven
 (27) Township number seventy four (74) Range Twenty six
 (26) West of the 5th P. M. To have and to hold the above
 granted premises with all the appurtenances thereto
 belonging to the said S. B. Hoffman his heirs and as-
 signs forever And & the said J. P. Rhyno do hereby
 covenant with the said S. B. Hoffman his heirs and
 assigns that in conducting said sale I have complied

with all the requirements of the law and of the said
Madison County Court

In Witness Whereof I have hereto set my hand and
seal this 25th day of November A.D. 1865

The State of Iowa } J. S. Rehnor Administrator
County of Madison } Be it remembered that on this 25th day
of Nov. A.D. 1865 before the undersigned
a County Judge within and for said County person-
ally appeared J. S. Rehnor to me personally known
to be the identical person whose name is affixed
to the foregoing deed as grantor and acknowledge the
instrument to be his voluntary act and deed and
given for the purposes therein mentioned

Witness my hand and official seal the day and year
last above written

N W Garrison

The State of Iowa }
County of Madison } County Judge

In the County Court of said
County Witness the foregoing deed
Executed by J. S. Rehnor Administrator &c attested then
to L B Hoffman has been by the said Administrator this
day returned into Court for approval and it appearing
to the Court that the said Administrator 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 hereby approved

Witness N W Garrison County Judge of said
County and the seal thereof hereto affixed this 25
day of November A.D. 1865

N W Garrison

County Judge

Filed for record Nov 25th 1865 at 6 O'clock P.M.

O A Moser Recorder

Jas Shepherd Deputy