

P. N. Sylte Guar.

To} Deed

Esther Ann Brewer &
Marion Wilson

To all to whom these presents shall come; that I
P. N. Sylte of Madison County, State of Iowa, Guardian
of the persons and property of Lemmon O. Sylte,
Andrew W. Sylte, and Edgar S. Sylte Minors;

sendas greeting; Whereas the said P. N. Sylte Guardian as aforesaid, heretofore
to-wit; at the January AD 1865, of the County Court of ~~Madison~~ and State
of Iowa, made application to the said Court, to sell certain lands hereinafter
described belonging to her said Minors, And whereas, Notice of said application
was duly and personally served upon said Minors according to law; And
whereas, also, at the said January Term AD 1865, of said Court Court, the said
P. N. Sylte in her capacity of Guardian aforesaid was ordered and empowered
to sell said hereinafter described Lands, And Whereas also, The said Guardian
has given ^{the} bond with sureties required by law, And Whereas also, The said
Guardian has sold the Real Estate hereinafter described, (being a part of the
said Real Estate which the said Guardian was empowered to sell by said
of said County Court,) to Esther Ann Brewer and Marion Wilson of
Madison County in the State of Iowa for the sum of Three hundred and
forty six Dollars. Now therefore, know ye, That I, the said P. N. Sylte
in my capacity of Guardian as aforesaid, by virtue of the authority vested
in me by said County Court, and in pursuance of the said order, of said
Court, in consideration of the sum of Three hundred and forty six dollars, to
me paid by the said Esther Ann Brewer & Marion Wilson (the receipt
whereof I hereby acknowledge,) do by these presents grant, bargain, sell and
convey unto the said Esther Ann Brewer and Marion Wilson and to their
heirs and assigns forever, the following described tracts of Real Estate, lying
and being situated in the County of Madison and State of Iowa, to-wit;
The North West fractional ($\frac{1}{4}$) quarter of Sec. N^o (31) Thirty one Excepting
ten Acres off of the North end of the same, And also (25) Twenty five Acres
off of the North side of the South East quarter of the North East quarter of
Section N^o Twenty (20) Excepting ($7\frac{1}{2}$) seven and one half acres out of the
same, set off as dower to P. N. Sylte for description of see Probate record of
said County book B. page (326) all in Township N^o (75) Seventy five
Range N^o (26) Twenty six. To have and to hold the said described premises unto
the said Esther Ann Brewer and Marion Wilson their heirs and assigns forever.
And I the said P. N. Sylte for myself, my executors and administrators do hereby
covenant with the said Esther Ann Brewer and Marion Wilson their heirs
and assigns, that in making the said sale, I have in all things observed and
complied with all the requisitions of the law, and that as Guardian as afore-
said, I will warrant and defend the above granted premises to the said
Esther Ann Brewer and Marion Wilson, against the lawful claims of said
minors and all persons claiming or to claim the same by, throug or under them.
In testimony whereof I have hereunto set my hand and seal, this 8th day of
February AD 1865

P. N. Sylte

Guardian as aforesaid

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State of Iowa

County of Madison

Be it remembered that on the 8th day of February AD 1865, before the Undersigned N W Garretson a County Judge in and for said County, personally appeared P. N. Sylte Guardian &c, as stated in the foregoing Deed, to me personally known to be the identical person whose name is affixed to the foregoing Deed as grantor and Guardian, and acknowledged the said instrument to be her voluntary act and deed. In witness whereof, I have hereunto set my hand and affixed my Official Seal the date above written

SS

U.S. Rev St. 50 cts
P.N.S. Feb 9th Ad 1865

N W Garretson County Judge of
Madison County Iowa

State of Iowa

Madison County

In the County Court of said County; The above and foregoing Deed of conveyance executed by P. N. Sylte Guardian &c, as stated therein to Esther Ann Brewer & Marion Wilson being by the said Guardian this day returned into Court for approval and it appearing to the Court, that the said Guardian has complied with all the requirements of the law, and of this Court, in making such sale and conveyance, it is now here ordered that the said sale, and the above conveyance to the said Esther Ann Brewer & Marion Wilson, be and the same are hereby expressly approved. Witness N W Garretson Judge of said Court and County, and the seal thereof hereto affixed at his Office the 8th day of February AD 1865

SS

N. W. Garretson Judge of said Court.

Filed for Record Feb. 9th 1865 at 5 O'clock P.M.

O A Moser Recorder