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Martha K. Kearns, Guard.
To 3 Guardians Deeds.
W. Murray.

To all to whom these presents shall come: Martha K. Kearns, of Madison County, State of Iowa, Guardian of the persons and property of Margaret

C. Kearns, Martha E. Kearns, Charles F. Kearns, and Louis S. Kearns, sends greeting; Whereas the said Martha K. Kearns, Guardian as aforesaid, heretofore, to wit: at the April Term, AD. 1865, of the County Court of Madison County, State of Iowa, made application to the said Court, to sell the interest of her above named minor wards in and to certain real estate herein after described. And whereas notice of said application was duly and personally served upon said minor, according to law; And whereas also, at the said April Term, AD. 1865, of said County Court, the said Martha K. Kearns, in her capacity of Guardian, aforesaid, was ordered and empowered to sell said Real Estate. 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 all of the said Real Estate which the said Guardian was empowered to sell by said order of said County Court.) to W. Murray, of Madison County in the State of Iowa, for the sum of One Thousand Dollars.

Now therefore know ye, that I, the said Martha K. Kearns, in my capacity of Guardian as aforesaid, by virtue of the authority in me vested by said County Court, and in pursuance of the said order of said Court, in consideration of the said sum of One Thousand Dollars, some paid by the said W. Murray, (the receipt whereof I hereby acknowledge,) do, by these presents grant, bargain, sell and convey, unto the said W. Murray, and his heirs and assigns forever, the following described tracts of Real Estate, lying and being situated in the County of Madison, State of Iowa, to wit: The undivided Two-thirds of Lot's No. (1 & 2) One and two, in Block No. (15) fifteen, in the Original plat of the City of Winteret. To have and to hold the said described premises unto the said W. Murray, his heirs and assigns forever. And I, the said Martha K. Kearns, for myself, my executors and administrators do hereby covenant with the said W. Murray, his 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 aforesaid, I will warrant and defend the above granted premises unto the said W. Murray, against the lawful claims of said minors and all persons claiming or to claim the same by, through or under them.

In testimony whereof I have here unto set my hand and seal, this 10th day of April AD. 1865

Martha K. Kearns.
Guardian as aforesaid.

State of Iowa,
County of Madison.

Be it remembered that on the 10th day of April, AD. 1865, before the undersigned, W. B. Garretson, a County Judge in and for said County, personally appeared Martha K. Kearns, Guardian, etc, as stated in the foregoing

Deed
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Deed, come personally known to be the identical person whose name is affixed to the foregoing Deed as Grantor & Guardian, and acknowledged the said instrument to be her voluntary act & deed.

In witness whereof, I have hereunto set my hand & affixed my Official Seal, the date above written.

No Seal

U.S. Rev. Stamp \$1.00
M.K.K. Apr. 10, 1865

W. B. Garretson,
County Judge of Madison Co. Ind.

State of Iowa ss.
Madison County,

In the County Court of said County,

The above & foregoing Deed of conveyance executed by Martha K. Kearney, Guardian, &c, as stated therein, to W. Murray, 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, & of this Court, in making such sale and conveyance, it is now here ordered that the said sale, & the above conveyance to the said W. Murray, &c, and the same are hereby expressly approved.

Witness, W. B. Garretson, Judge of said Court, and the seal thereof hereto affixed at his Office the 10th day of April, A.D. 1865.

No Seal,

W. B. Garretson, Judge of said Court

Filed for record April 12th 1865 at 1 o'clock, P. M.

O. A. Moser Recorder