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#372

Jonathan Myers
Do } Guardians Deed
George A. Davis

To all to whom these presents shall come Jonathan Myers of Madison County State of Iowa Guardian of the persons and property of Wilber O Ruby & Elmer E Ruby minors sends greeting Whereas the said Jonathan Myers Guardian as aforesaid heretofore to wit at the October session A D 1865 in the County Court of Madison and State of Iowa made application to the said Court to sell certain lands belonging to 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 October term A D 1865 of said County Court the said Jonathan Myers in his capacity of Guardian aforesaid was ordered and empowered to sell said real estate herein after described and whereas also The said Guardian has given the bond with securities required by law and whereas also the said guardian has sold the real estate herein after described being all of the said real Estate which the said guardian was empowered to sell by said order of said County Court to George A Davis of Madison County in the State of Iowa for the sum of Eight Hundred thirty three & $\frac{3}{100}$ Dollars Now Therefore know ye That I the said Jonathan Myers in my capacity of Guardian as aforesaid by virtue of the authority vested in me by said County Court and in pursuance of said order of said Court in consideration of the said sum of Eight Hundred thirty three $\frac{3}{100}$ Dollars to me paid by the said George A Davis the receipt whereof I hereby acknowledge do by these presents grant bargain sell and convey unto the said George A Davis and to his 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 undivided two thirds of the undivided one half of the north half of the North west quarter of the South west quarter of Section No fourteen (14) Township Seventy Six 76 Range Twenty Eight (28) To have & to hold the said described premises unto the said George A Davis his heirs and assigns forever And I the said Jonathan Myers for myself my executors and administrators do hereby covenant with the said George A Davis 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 to the said George A Davis against the lawful claims of said minors and all persons claiming or to claim the same by through or under them.

Deed P

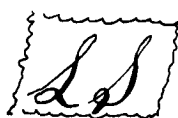
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In testimony whereof I have hereunto set my hand and seal this 7th day of November A.D. 1865:

Jonathan Myers
Guardian as aforesaid

State of Iowa
County of Madison

Be it Remembered that on the 7th day of November A.D. 1865 before the undersigned N.W. Barrettson a county Judge in and for said county personally appeared Jonathan Myers 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 his voluntary act and deed In witness whereof I have hereunto set my hand and seal this 7th day of November A.D. 1865



N.W. Barrettson
Judge of Madison County Iowa

State of Iowa } ss
County of Madison }

In the County Court of said county The above and foregoing deed of conveyance executed by Jonathan Myers Guardian &c as stated therein to George A. Davis 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 George A. Davis be and the same are hereby expressly approved Witness N.W. Barrettson Judge of said Court and County and the seal thereof hereto affixed at his office the 7th day of Nov A.D. 1865



N.W. Barrettson
Judge of said Court

Filed for Record Nov 27th A.D. 1865 at 11 o'clock A.M.
O. A. Moser Recorder