

A. P. Addison Sups
 To } Deed
 Benjamin McCarty

To all to whom These presents shall Come
 Know ye, That I A. P. Addison of Madison
 County, State of Iowa, Guardian of the
 property of Mary D Gibbens Robert N
 Gibbens Theadore D Gibbens and William

A. Gibbens, Minor Heirs of W. A. Gibbens, dec., Sends Greeting;
 Whereas the said A. P. Addison Guardian as aforesaid, heretofore Comt
 at The June Session A D 1864, of The County Court of Madison County
 and State of Iowa, Made application to The said Court to sell the
 Lands of his said Wards hereinafter described.

And Whereas, Notice of said application Was duly and personally served
 upon said Minors according to Law; And Whereas Also, at The said
 June Term A D 1864, of said County Court The said A. P. Addison
 in his Capacity of Guardian aforesaid was ordered and Empowered
 to sell said afterdescribed Lands

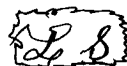
And Whereas also; The said Guardian has given The Bond with
 Sureties required by Law; And Whereas also, The said Guardian has
 sold The Real Estate hereinafter described (being all of The said Real Estate
~~hereinafter described~~ which The said Guardian was Empowered to sell
 by said order of said County Court) to Benjamin McCarty of
 Madison County in The State of Iowa, for The sum of one thousand
 three hundred & thirty three & $\frac{33}{100}$ Dollars.

Now Therefore, Know ye, That I, The said A. P. Addison 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 one thousand three hundred and
 thirty three & $\frac{33}{100}$ Dollars, to me paid by The said Benjamin McCarty
 (The receipt whereof I hereby acknowledges) do by These presents
 grant, bargain sell, and convey unto The said Benjamin McCarty
 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 part of The East half
 of The South west quarter and The same portions of The South west
 quarter of The South west quarter of Section No twenty one (21) and
~~Section~~ ~~one half~~ ~~(17 1/2)~~ acres off The west side of The North East quarter
 of The South west quarter of The South west quarter of Section
 No (22) twenty two, and The North half of The North East quarter of
 The North west quarter of Section No (2) two Township No (75) seventy five
 Range No (37) twenty seven, Also The South west quarter of The South
 east quarter of The South west quarter, and The East half of The North
 west quarter of The South west quarter of Section Number thirty five
 (35) Township No (76) seventy six Range number (27) twenty
 seven, to have and to hold The said described premises unto the
 said Benjamin McCarty his heirs and assigns forever, and
 I The said A. P. Addison for myself, my Executors and Admin

istrators do hereby covenant with the said Benjamin M. Carty 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 Benjamin M. Carty 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 hereunto set my hand and seal
This 18th day of February A.D. 1865.

A. C. Addison



State of Iowa,
County of Madison,

Guardian as aforesaid

Be it Remembered, that on the 18th day of February A.D. 1865 before the undersigned N. W. Parretson a County Judge in and for said County, personally appeared A. C. Addison 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 affixed my official seal the date above written

N. W. Parretson Judge
of Madison County Iowa

State of Iowa } 33
Madison County }

M. S. Rev. St. 2.
A. C. A. Feb.
A.D. 1865

In the County Court of said County; The above and foregoing Deed of Conveyance executed by A. C. Addison, Guardian &c. as stated therein to Benjamin M. Carty, 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 sale, and the above conveyance to the said Benjamin M. Carty be, and the same are hereby expressly approved.

In witness whereof, N. W. Parretson Judge of said Court and County and the seal thereof hereto affixed at my office the 18th day of Feb. A.D. 1865

N. W. Parretson

Judge of said Court

Filed for record the 18th day of Feb. A.D. 1865, at 8 o'clock P. M.

O. A. Moser Recorder