

#149

M. P. Spray } To all to whom the presents shall come.
 To 3 Guar Deeds } M. P. Spray of Warren County State of Iowa
 W. J. Ford } Guardian of the person and property of Hattie
 E. Spray Horace P. Spray and Nancy P. Spray
 minor heirs of John Spray sends greeting Whereas the said
 M. P. Spray Guardian as aforesaid heretofore to wit at
 the June Session A.D. 1844 of the County of Warren and
 State of Iowa made application to said Court to sell the
 North West qr and West half of the North East qr and
 the West half of South West qr and the North East qr
 of South West qr of Section 25 T. P. 77 North of Range 29 West
 of 5th P. M. the interest of said minors being the undi-
 vided one third of said lands And Whereas Notice of
 of said application was duly and personally served upon
 said minors according to law And Whereas also at the
 June Term A.D. 1844 of said County Court the said M. P.
 Spray in her capacity of Guardian aforesaid was order-
 ed and empowered to sell all of the above described 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 herein
 after described (being the whole of the said real estate
 which the said Guardian was empowered to sell by said
 order of said County Court) to W. J. Ford of Madison County
 in the State of Iowa for the sum of three hundred and
 Seventy two Dollars Now Therefore Know ye that I the
 said M. P. Spray 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 Seventy two Dollars to me paid by the said W. J. Ford
 (The receipt whereof I hereby acknowledge) do by these pres-
 ents grant bargain sell and convey unto the said W. J. Ford
 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 un-
 divided 1/3 of North West qr & West half of North East qr
 & West half of South West qr (A. C.) North East qr of South
 West qr Section Twenty five (25) in Township Seventy seven
 (77) North of Range twenty nine (29) West of 5th P. M. Iowa
 To have and to hold the said described premises unto the
 said W. J. Ford his heirs and assigns forever

And I the said M P Spray for myself my executors and administrators do hereby covenant with the said W J Ford 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 W J Ford against the lawful claims of said minor 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 20th day of July A D 1866

State of Iowa }
County of Warren } M P Spray Guardian
as aforesaid

Be it remembered that on the 20th day of July A D 1866 before the undersigned Pro D Pygalls the County Judge in and for said County personally appeared M P Spray Guardian as aforesaid & 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 Co Court seal the date above written Pro D Pygalls

Warren County Iowa
In the County Court of said County
the above and foregoing Deed of conveyance executed by M P Spray Guardian & as stated therein to W J Ford being by 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 W J Ford be and the same are hereby expressly approved

In Witness Whereof I Judge of said Court and County and the seal thereof hereunto affixed at my office the 20th day of July A D 1866

Pro D Pygalls Judge
of said Court

Filed for record the 23rd day of July 1866 at 9 O'clock A.M.