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M. P. Spray } To all to whom these presents shall come
 to } Guard Sell } M. P. Spray of Warren County State of Iowa
 W. J. Ford } Guardian of the persons and property of
 Hattie E. Spray minor heir of John Spray
 See Bonds Docketing } Whereas the said M. P. Spray Guardian
 as aforesaid heretofore to wit on the at the June
 Session A.D. 1846 of the County Court of Warren County
 and State of Iowa made application to the said Court
 to sell the undivided $\frac{2}{3}$ of the East half of the South
 East $\frac{1}{4}$ & North West $\frac{1}{4}$ of South East $\frac{1}{4}$ & South East $\frac{1}{4}$
 of Section 25 Township Seventy Seven (77) North of Range
 29 West of 5th P. M. Iowa And Whereas Notice of said
 application was duly and personally served upon said
 minor according to law And Whereas Also At the same
 Term of 1846 of said County Court the said M. P. Spray
 in her capacity of Guardian aforesaid was ordered
 and empowered to sell all 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 real estate which
 the said Guardian was employed 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 thirty & 40 Dollars Now therefore Know
 ye that I the said M. P. Spray in my capacity of Guar-
 dian as aforesaid by virtue of the authority vested in
 me by said County Court and in pursuance of the order
 of said Court in consideration of the said sum of Three
 hundred & thirty & 40 Dollars to me paid by the said
 W. J. Ford (the receipt whereof I hereby acknowledge) do
 by these presents grant bargain sell and convey unto the said
 W. J. Ford and to his heirs and assigns forever the
 following described tracts of Land or real estate lying and
 being situated in the County of Madison and State of
 Iowa to wit The undivided $\frac{2}{3}$ of East half of South East $\frac{1}{4}$
 & North West $\frac{1}{4}$ of South East $\frac{1}{4}$ & South East $\frac{1}{4}$ of South West
 $\frac{1}{4}$ of Section 25 Tp 77 North of Range 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 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 her.

In Testimony Whereof I have hereunto set my hand and seal this 20th day of July A.D. 1864.

Witness my hand and seal this 20th day of July A.D. 1864.

M. P. Spray [Jr.]
Guardian as aforesaid

State of Iowa [M.P. July 20 1864]
County of Warren Be it remembered that on the 20th Day of July A.D. 1864 before the undersigned Jno D Briggs the County Judge in and for said County personally appeared M. P. Spray 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 acknowledge 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.

Jno D Briggs
Warren County Iowa

In the County Court of said County The above and foregoing Deed of Conveyance Executed by M. P. Spray Guardian &c as stated therein to W. J. Ford 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 the above conveyance to the said W. J. Ford be and the same is hereby expressly approved.

In Testimony Whereof I have hereunto set my hand and seal this 20th day of July A.D. 1864.

Jno D Briggs Judge of said County

Filed for record July 23rd 1864 at 9 O'clock A.M.

O. A. Moser Recorder
Jas Shepherd Deputy