

O. A. Moser Recorder

Wm P. McCarty Guar.

To } Deed

Joseph Betts

To all to whom these presents shall come;

Know ye that W. P. McCarty of Madison County, State of Iowa, Guardian of the persons and property of Henry C. McCarty, William M. McCarty, Anna E. McCarty and Sophrona J. McCarty minors sends greeting; Whereas, the said W. P. McCarty Guardian as aforesaid, heretofore to-wit: at the May session A.D. 1866, of the County Court of Madison, and State of Iowa, made application to the said Court, to sell certain lands hereinafter described, belonging to his said wards, And whereas, Notice of said application was duly and personally served upon said minors, according to law; And whereas also, At the said May term A.D. 1866, of said County Court, the said W. P. McCarty in his capacity of Guardian aforesaid was ordered and empowered to sell said 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 part of the said Real Estate which the said Guardian was empowered to sell by said order of said County Court,) to Joseph Betts of Madison County in the State of Iowa, for the sum of Two hundred dollars. Now therefore, know ye, that I the said W. P. McCarty 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 said sum of Two hundred dollars, to me paid by the said Joseph Betts (the receipt whereof I hereby acknowledge,) do by these presents grant, bargain, sell and convey^{un} to the said

Joseph Betts 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 One Eighth part of the following described land, to-wit; The South West quarter of the South East quarter, and the South half of the North West quarter of the South East quarter of Section One (1) Township Seventy five (75) North of Range Twenty eight (28) West of 5th P. M. - To have and to hold the said described premises unto the said Joseph Betts his heirs and assigns forever. - And I the said W. P. McCarty for myself, my executors and administrators do hereby covenant with the said Joseph Betts 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 Joseph Betts 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 5th day of December A.D 1866.

W^m P. McCarty Guardian as aforesaid.

State of Iowa }
County of Madison } ss Be it remembered that on the 5th day of Dec. A.D 1866, before the undersigned N. W. Garretson a County Judge in and for said County, personally appeared W. P. McCarty 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

"SS"

Subscribed & sworn to
Dec 5 1866

N. W. Garretson Judge of Madison County, Iowa.

State of Iowa }
Madison County } ss In the County Court of said County; The above and foregoing Deed of conveyance executed by W. P. McCarty Guardian &c., as stated therein to Joseph Betts, 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, and it is now here ordered that the said sale, and the above conveyance to the said Joseph Betts be, and the same are hereby expressly approved. Witness N. W. Garretson Judge of said Court and County, and the seal thereof hereto affixed at my Office the 5th day of Dec. A.D 1866.

"SS"

N. W. Garretson Judge of said Court.

Filed for Record Dec. 17th 1866 at 11 1/4 Clock A.M. - O. A. Moser Recorder