

William Ellis, Grant
 To Deed
 William Kramer

To all to whom these presents shall
 come William A Ellis of Dallas
 County State of Iowa guardian

of the persons and property of Louisa E Ellis and Ora W
 Ellis minor children of the said William A Ellis Sends greeting
 Whereas the said William A Ellis Guardian as aforesaid heretofore
 to wit - at the November Session A D 1865 of the County Court of
 Dallas County and state of Iowa made application to the said
 Court to sell the South East quarter of section Five (5) in
 Township No Seventy Seven (77) North of Range No Twenty Eight (28)
 west 5th P M Iowa and whereas Notice of said application was
 duly and personally served upon said minors according to law
 And whereas also at the said November Session A D 1865 of said County
 Court the said William A Ellis in his capacity of Guardian aforesaid
 was ordered and empowered to sell the said land of the said minors
 hereinbefore described And whereas also the said Guardian has given
 bond with sureties required by law and whereas also the said
 Guardian has sold the said above described land to William Kramer
 of Dallas County in the State of Iowa for the sum of Eleven
 hundred Dollars \$1100⁰⁰ Now therefore know ye that I the said William
 A Ellis in my capacity of Guardian as aforesaid by virtue of the
 authority vested in me by said County Court and in pursu-
 ance of the said order of said Court in consideration of the
 premises and of said sum of Eleven Hundred Dollars to me paid
 by the said William Kramer do hereby sell and convey to the said
 William Kramer and to his heirs and assigns forever the follow-
 ing described tract of Real Estate lying and being situated in
 the County of Madison and state of Iowa to wit the South East
 quarter of section No Five (5) in Township No Seventy Seven (77)
 North of Range No Twenty Eight (28) west 5th P M Iowa to have
 and to hold the said above described premises unto the said William
 Kramer his heirs and assigns forever and I the said William A
 Ellis for myself my heirs executors and administrators do
 hereby covenant with the said William Kramer 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 aforesaid I will warrant and defend the
 above granted premises to the said William Kramer against the
 lawful claims of said minors and all persons claiming or to
 claim the same by through or under them or me Know
 ye also that by this deed of conveyance I also sell and convey
 to the said William Kramer in consideration of such proportions
 of said purchase money as of right pertains for my personal
 and individual interest in said land all my right

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title and interest in and to said land derived from or inherited by me from Mary Ellis my late wife deceased and I hereby covenant to warrant and defend my said individual interest in and to said lands to the said William Kramer his heirs and assigns forever
In testimony whereof, I have hereto set my hand at Adel this 30th day of November A.D. 1865

W.D. M. Abbott \$ 1.50
W.A.E. Nov 30. /65

William A. Ellis
Guardian and also
in his private capacity

State of Iowa }
Dallas County } ss

Dallas County }

Be it remembered that on this 30th day of November A.D. 1865 personally appeared before me W.D. M. Abbott a notary public in and for said county William A. Ellis &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 as such guardian and also his own personal voluntary act and deed Witness my hand and seal at Adel on the day above written

W.D. M. Abbott

W.D. M. Abbott
Notary Public

State of Iowa }
Dallas County } ss

Dallas County }

In the county court of said county the above and foregoing deed of conveyance executed by William A. Ellis Guardian &c as stated therein to William Kramer 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 requisitions 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 William Kramer be and the same are hereby expressly approved Witness J. Perkins Judge of said court and County and the seal thereof hereto affixed at Adel at the office of the County Judge this 30th day of November A.D. 1865

J. Perkins

J. Perkins

Judge of said Court

I certify that the above and foregoing deed is duly recorded in the probate record of Dallas County Iowa in Book No 2 on pages 188, 189, & 190 this 2nd day of December A.D. 1865

J. Perkins

County Judge of
Dallas County

Filed for record Jan 22nd A.D. 1866 at 1/2 o'clock P.M. J. J. Moser, Recorder