

J. M. Browne Admr.
 Go { Deed
 Abraham Foster

To all to whom these presents shall come;

I, J. M. Browne of the County of Madison and State of Iowa, Administrator of the Estate of Joshua Wallace late of Madison County, Iowa, deceased, intestate, send greeting; Whereas, the personal Estate of said deceased was found inadequate to satisfy the charges against the said Estate and application having been made for license to sell so much of the Real Estate as would be sufficient therefor, after a full statement of all the claims against said Estate, and a full account of the disposition of the ~~personal Estate~~ had been rendered; and whereas, by an order of the County Judge of the said County of Madison made at a County Court held at Winterset in said County of Madison on the 4th day of June AD 1866, I the said Administrator was licensed and empowered to sell and convey the Real Estate of the said Joshua Wallace hereinafter described; and whereas I have caused the said Real Estate to be appraised and the appraisement duly filed according to law, all of which will more fully appear, reference being had to the records of said Court, and whereas I the said Administrator having complied in all respects with the law in such cases required and with the order and direction of the said Madison County Court, did on the 2nd day of July AD 1866, pursuant to the license aforesaid, sell by private sale the Real Estate hereinafter described, to Abraham Foster of the County of Madison and State of Iowa, for the sum of Two hundred and fifty dollars, that being the highest offered price therefor, and the appraised value thereof. Now therefore, know ye that I the said J. M. Browne Administrator by virtue of the power and authority in and vested, as aforesaid, and in consideration of the sum of Two hundred and fifty dollars, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said Abraham Foster, his heirs and assigns, all that certain tract or parcel of Real Estate, situated in the County of Madison and State of Iowa, described as follows, to-wit;

Lot Three (3) in Block Twelve (12) and lots Five, Six and Seven (5, 6 & 7) in Block Nine (9) in the Town of St. Charles.

To have and to hold, the above granted premises, with all the appurtenances thereto belonging, to the said Abraham Foster his heirs and assigns forever. And I, the said J. M. Browne do hereby covenant with the said Abraham Foster his heirs and assigns, that in conducting said sale, I have complied with all the requirements of the law and of the said Madison County Court.

In witness whereof, I have hereunto set my hand and seal this Seventh day of August AD 1866

J. M. Browne Administrator

(Seal)

No Stamp

The State of Iowa } ss
County of Madison }

Be it remembered, That on this Seventh day of August A D 1866, before the Undersigned, a Justice of the peace within and for said County, personally appeared J. M. Browne to me personally known to be the identical person whose name is affixed to the foregoing deed as grantor and acknowledged the instrument to be his voluntary act and deed, and given for the purposes therein mentioned. Witness my hand and Seal the day and year last above written

R. C. Nickles Justice of the Peace SS

The State of Iowa } ss
County of Madison }

In the County Court of said County.
Witness the foregoing Deed executed by J. M. Browne Administrator &c., as stated therein to Abram Foster has been, by the said Administrator this day returned into Court for approval, and it appearing to the Court that the said Administrator has complied with all the requirements of the Law and of this Court, in making such sale and conveyance it is now therefore ordered that the sale and the foregoing deed of conveyance, be and the same are hereby approved.

Witness N. W. Garretson County Judge of Madison County and the seal thereof hereto affixed this 11th day of August A D 1866

SS

N. W. Garretson
County Judge

Filed for Record March 30th 1867 at 2 1/2 Clock P. M.

O. A. Moser Recorder