

to be the instrument and deed, and that they

James Bodine Quay,
Joel
Joel
Joel
Frederick Danton
Know ye that James Bodine of Wayne
County, State of Ohio, Guardian of the persons
and property of Charles Ditt minor, sends greeting; Whereas the
said James Bodine Guardian as aforesaid, heretofore Court at
the May Session A.D. 1866 of the County Court of Madison County
and State of Iowa, made application to the said Court, to sell certain
undivided lands belonging to his said ward.

And whereas, Notice of said application was duly and lawfully
served upon said minor, according to law; And whereas also, At the
said May Term A.D. 1866, of said County Court, the said James Bodine
in his capacity of Guardian aforesaid was ordered and empowered
to sell said 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
hereinafter described (being a part of the said Real Estate which the
said Guardian was empowered to sell by said order of said County
Court,) to Frederick Danton of Madison County in the State of
Iowa for the sum of One hundred & seventy five dollars,
Now therefore, Know ye, that I, the said James Bodine 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 One hundred & seventy five dollars,
to me paid by the said Frederick Danton the receipt whereof I hereby ac-
knowledge) do by these presents grant, bargain, sell and convey unto the
said Frederick Danton and to his heirs and assigns forever, the
following described Real Estate, lying and being situated in the
County of Madison and State of Iowa, to-wit:

Lots number One and Two (1 & 2) in Block number thirty-
four (34) Original plat of the City of Mintoast, said State being
made subject to the power of California Survey;
So have and to hold the said described premises unto the said

Frederick Painton his heirs and assigns forever, And I the said James Bodine for myself, my executors and administrators do hereby covenant with the said Frederick Painton 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 Frederick Painton 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 2^d day of June A.D. 1866.

In presence of
John P. Jeffries

US Rev St 5000
JB June 2/66

James Bodine SS
Guardian as aforesaid

State of Ohio }
County of Wayne }

Be it remembered that on the second day of June A.D. 1866, before the Undersigned John P. Jeffries a Notary Public in and for said County, personally appeared James Bodine 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 hand and seal the date above written.

SS

John P. Jeffries Notary Public of
Wayne County Ohio

State of Iowa }
Madison County }

SS In the County Court of said County;
The above and foregoing Deed. of conveyance executed by James Bodine Guardian &c. as stated therein to Frederick Painton 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, it is now here ordered that the said Sale, and the above conveyance to the said Frederick Painton 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 13th day of June A.D. 1866.

SS

N.W. Garretson Judge of said Court

The State of Ohio }
Wayne County }

SS I, Charles C. Parsons, Clerk of the Court, of Common Pleas, in and for said County, said Court being a Court of Record having a Seal, do hereby certify that John P. Jeffries before whom the foregoing acknowledgment was taken, and who has thereunto subscribed his name, officially, in his own proper hand writing,

was at the date thereof, and now is an Acting Notary Public within and for said County, duly commissioned and qualified according to law to take acknowledgments of Deeds &c. and to all whose official acts full faith and credit are and of right ought to be given in judicature and thereout, and whose signature thereto I believe to be genuine and which annexed Instrument is executed and acknowledged in accordance with the laws of said State of Ohio.

In testimony whereof, I have herunto set my hand, and affixed the Seal of said Court, at Wooster, this 7th day of June A.D 1866.

SS,

{ US Dist 5^{cts} }
{ CCP June 7 1866 }

C. C. Pursens Clerk

Filed for Record April 4th 1867 at 10 Clock A.M

O. A. Moser Recorder