

Q
#549

J. M. Johnston Admr.

To { Deed

R. A. Stitt

To all to whom these presents shall come;
I, J. M. Johnston of the County of Madison
and State of Iowa Administrator of the Estate
of J. C. Johnston 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 appli-
cation 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 disposi-
tion of the personal Estate had been rendered; and whereas, by an
order from the County Judge of the said County of Madison made
at a County Court held at Winterset in said County of Madison
on the 5th day of February A.D 1866, I the said Administrator was
was licensed and empowered to sell and convey the Real Estate
of the said J. C. Johnston hereinafter described; and whereas I
have caused the said Real Estate to be appraised and the appra-
isement 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 2^d day of July A.D 1866,
pursuant to the license aforesaid, sell by private sale the Real Estate
hereinafter described to R. A. Stitt of the County of Madison and
State of Iowa, for the sum of Five hundred and thirty five dollars,
that being the highest offered price therefor.

Now therefore, Know ye that I, the said J. M. Johnston Administrator
by virtue of the power and authority in me vested, as aforesaid, and in
consideration of the sum of Five hundred and thirty five dollars, the
receipt whereof is hereby acknowledged, do hereby grant, bargain, sell
and convey unto the said R. A. Stitt 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;

The South half of the South East quarter of Section Thirty two
(32) Township Seventy five (75) Range Twenty six (26).

To have and to hold, the above granted premises, with all the appurtenances
thereto belonging, to the said R. A. Stitt his heirs and assigns forever.

And I, the said J. M. Johnston do hereby covenant with the said
R. A. Stitt 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 Second day of July A.D 1866

J. M. Johnston Administrator

The State of Iowa }
County of Madison } ss

Be it remembered, That on this 2^d day of July A.D. 1866, before the undersigned a County Judge within and for said County, personally appeared J. M. Johnson Admr. 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 Official Seal the day and year last above written.

"SS"

US Rev Sts \$1.00
Jmg July 2 1866
O. A. Moser

N. W. Garretson Co. Judge

The State of Iowa }
County of Madison } ss

In the County Court of said County, Witness the foregoing deed executed by J. M. Johnston Administrator &c. as stated therein to R. A. Stitt 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 said sale and 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 second day of July A.D. 1866

"SS"

N. W. Garretson County Judge

Filed for Record April 19th 1867 at 12 o'clock M

O. A. Moser Recorder