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Hannah James Guar.

To: Deed

David I Abrams

To all to whom these presents shall come. Know ye that Hannah James of Madison County, State of Iowa, Guardian of the person and property of Martha James a Minor, sends greeting; Whereas the said Hannah James Guardian as aforesaid, heretofore to-wit; at the July Session A. D. 1866, of the County Court of Madison County and State of Iowa, made application to the said Court, to sell certain herein after described lands belonging to her said ward,

And whereas, Notice of said application was duly and personally served upon said Minor according to law;

And whereas also, at the said July term A. D. 1866, of said County Court, the said Hannah James in her 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 a part of the said Real Estate which the said Guardian was empowered to sell by said order of said County Court) to David I Abrams of Madison County in the State of Iowa, for the sum of Two hundred dollars, — Now Therefore, Know ye, That I, the said Hannah James 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 David I Abrams (the receipt whereof I hereby acknowledge) do by these presents grant, bargain, sell and convey unto the said David I Abrams 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 tenth ($\frac{1}{10}$) part of the West half of the South West quarter of Section Twenty three (23), and the undivided one tenth ($\frac{1}{10}$) part of the South half of the South East quarter of the North East quarter of Section Fifteen (15) all in Township Seventy six (76) Range Twenty eight (28).

To have and to hold, the said described premises unto the said David I Abrams his heirs and assigns forever. And I the said Hannah James for myself, my executors and administrators do hereby covenant with the said David I Abrams 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 David I Abrams 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 13th day of October A.D. 1866.

US Rev St 50cts
Oct 13 1866
H. J. G.

Hannah ^{her} James
Guardian as aforesaid

State of Iowa
County of Madison } ss

Be it remembered, that on the 13th day of October A.D. 1866, before the undersigned N. W. Garretson a County Judge in and for said County, personally appeared Hannah James 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 her voluntary act and deed.

In witness whereof, I have hereunto set my hand and affixed my Official Seal the date above written

SS

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 Hannah James Guardian &c., as stated therein to David I Abrams 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 David I. Abrams be, and the same is hereby ^{expressly} approved.

Witness, N. W. Garretson Judge of said Court, and County, and the seal thereof hereto affixed at my Office the 13 day of October A.D. 1866

SS

N. W. Garretson
Judge of said Court

Filed for Record May 28th 1867 at 10 Clock A. M.

O. A. Moser Recorder