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#621

Sarah Gentry Gyar.
To, Deed

Saml B. Arnold

To all to whom these presents shall come, Know ye that I Sarah Gentry of Madison County, State of Iowa, Guardian of the property of Lucinda Gentry, Lydia Gentry, John Gentry Mary E. Gentry and William F. Gentry minor heirs of William Gentry dec'd. sends greeting; Whereas the said Sarah Gentry Guardian as aforesaid, heretofore to-wit, at the February Session A.D. 1867 of the County Court of Madison County and State of Iowa, made application to the said Court, to sell certain lands belonging to said minors.

And whereas, Notice of said application was duly and personally served upon said minors according to law; And whereas also, at the said February term A.D. 1867 of said County Court, the said Sarah Gentry 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 Samuel B. Arnold of Madison County, in the State of Iowa, for the sum of One hundred forty five & ⁴⁵/₁₀₀ dollars.

Now therefore. Know ye, That I, the said Sarah Gentry 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 forty five & ⁴⁵/₁₀₀ dollars, to me paid by the said Samuel B. Arnold (the receipt whereof I hereby acknowledge) do by these presents grant, bargain, sell and convey unto the said Samuel B. Arnold 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 Four Elevenths (⁴/₁₁) of the North West quarter of the North East quarter of Section Thirty six (36) in Township Seventy six (76) Range Twenty seven (27) West of 5th P. M. subject to the right of dower of the widow of William Gentry deceased therein. To have and to hold, the said described premises unto the said Samuel B. Arnold his heirs and assigns forever. — And I the said Sarah Gentry for myself, my executors and administrators do hereby covenant with the said Samuel B. Arnold 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 Samuel B. Arnold against the lawful claims of said Minors and all persons claiming or to claim the same by, through or under them. In testimony whereof, I have hereunto set my hand and seal, this twenty eighth day of February A.D. 1867

US Rev St. 50cts
S G Feb 28 1867

Sarah ^{her} X Gentry
mark

State of Iowa }
County of Madison }

Be it remembered, That on the 28th day of February A.D. 1867, before the Undersigned W. H. Lewis a County Judge in and for said County, personally appeared Sarah Gentry 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

"S S"

W. H. Lewis County Judge
of Madison County Iowa

State of Iowa }
Madison County }

In the County Court of said County;
The above and foregoing Deed of conveyance, executed by Sarah Gentry Guardian &c, as stated therein to Samuel B. Arnold 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 Samuel B. Arnold, be and the same is hereby expressly approved. — Witness W. H. Lewis Judge of said Court, and County, and the seal thereof hereto affixed at his Office the 28th day of February A.D. 1867

"S S"

W. H. Lewis Judge of said Court

Filed for Record June 7th 1867 at 4 1/4 Clock P.M.

O. A. Moser Recorder