

MADISON COUNTY, IA - BOOK W

Wm Hall Jr. Guardian

To { Deed

C. D. Bevington

To all to whom these presents shall come,

William Hall Jr. of Jefferson County,
State of Ohio, Guardian of the persons

and property of Pearson Hall, Henry Hall, Anna H. Hall, Rachel
M. Hall, Lina W. Hall and Nathan P. Hall minors, sends greeting;

Whereas the said William Hall Jr Guardian as aforesaid,
heretofore to-wit: at the April Session A. D. 1868, of the County
Court of Madison County and State of Iowa, made application
to the said Court, to-sell - The South West quarter of Section
Six (6) and the South East quarter of Section Seven (7) and the
North East quarter of Section Eighteen (18) Township Seventy=
seven (77) Range Twenty nine (29) West of 5th P. M. Iowa.

And whereas; Notice of said application was duly and person=
ally served upon said minors according to law; And whereas also,
At the said April term A. D. 1868 of said County Court, the said
William Hall Jr in his capacity of Guardian aforesaid was
ordered and empowered to sell all of 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 C. D. Bevington of Mad=
ison County in the State of Iowa, for the sum of Fifty seven &
7/100 dollars. - Now therefore, Know ye, That I, the said William
Hall Jr. in my capacity of Guardian as aforesaid, by virtue
of the authority in me vested by said County Court, and in
pursuance of the said order of said Court, in consideration
of the said sum of Fifty seven & 7/100 dollars, to me paid by the
said C. D. Bevington (the receipt whereof I hereby acknowledge)
do by these presents grant, bargain, sell and convey unto the said
C. D. Bevington 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 South West quarter of Section Six (6) Township
Seventy seven (77) Range Twenty nine (29) West of 5th P. M. -

To have and to hold the said described premises unto the said
C. D. Bevington his heirs and assigns forever. - And I the said
William Hall Jr. for myself, my executors and administrators
do hereby covenant with the said C. D. Bevington his heirs and
assigns, that in making the said sale, I have in all things observed

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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 C. D. Bevington 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 fourteenth day of April A. D. 1868

US Dist. Ct. 50 cts
W. H. Jr. Apr 14 1868

William Hall Jr. (L.S.)
Guardian as aforesaid

State of Ohio }
County of Jefferson } ss

Be it remembered that on the fourth day of May A. D. 1868, before me the undersigned R. W. Chambers a Notary Public in and for said County, personally appeared William Hall Junior 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 Notarial Seal the date above written

"L.S."

R. W. Chambers Notary Public
Jefferson County Ohio

State of Iowa }
Madison County } ss

In the County Court of said County;
The above and foregoing Deed of conveyance executed by William Hall Jr., Guardian &c., as stated therein to C. D. Bevington 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 C. D. Bevington be, and the same are hereby expressly approved. — Witness, J. C. Gilpin Judge of said Court

and County, and the seal thereof hereto affixed at his "L.S." Office the 15th day of May A. D. 1868

J. C. Gilpin
Judge of said Court

Filed for Record July 23^d 1868, at 5 1/2 o'clock P. M.
O. A. Moser Recorder