

MADISON COUNTY, IA - BOOK W

Cornelius Haight Guar.

To} Deed ✓
Margt J. RobinettTo all to whom these presents shall come;
Cornelius Haight of Warren County,
State of Iowa, Guardian of the persons

and property of John F. Burkhardt & Charles G. Burkhardt minor heirs of John G. Burkhardt Dec., sends greeting; Whereas the said Cornelius Haight Guardian as aforesaid, heretofore, to-wit: at the May Session A.D. 1867 of the County Court of Warren and State of Iowa, made application to the said Court, to sell the Undivided $\frac{2}{3}$ of South half of the North East quarter and also twenty Acres off the South side of the North East quarter of North East quarter all in Section Three (3) Township Seventy four (74) North of Range Twenty six (26) West of 5th P. M. Iowa — And whereas, Notice of said application was duly and personally served upon said minors, according to law; And whereas, also, at the said May term A.D. 1867, of said County Court, the said Cornelius Haight in his capacity of Guardian aforesaid was ordered and empowered to sell the Undivided $\frac{2}{3}$ of $3\frac{1}{2}$ of NE $\frac{1}{4}$ & 20 Acres off of South side of NE $\frac{1}{4}$ of NE $\frac{1}{4}$ all of Sec. 3, Tp. 74 R. 26 West — 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 the whole of the said Real Estate, which the said Guardian was empowered to sell by said order of said County Court, to Margaret Jane Robinett of Madison County in the State of Iowa for the sum of Two hundred and thirty three & $\frac{33}{100}$ Dollars. — Now therefore. Know ye, That I, the said Cornelius Haight 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 sum of Two hundred and thirty three & $\frac{33}{100}$ Dollars, to me paid by the said Margaret Jane Robinett the receipt whereof I hereby acknowledge, do by these presents grant, bargain, sell and convey unto the said Margaret Jane Robinett and to her 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 $\frac{2}{3}$ of the South half of the North East quarter and twenty (20) Acres off the South side of the North East quarter of the North East quarter all in Section Three (3) Township Seventy four (74) North of Range Twenty six (26) West of the 5th P. M. Iowa, Containing One hundred Acres more or less. — To have and to hold, The said described premises unto the said Margaret Jane Robinett her heirs and assigns forever.

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And I the said Cornelius Haight for myself, my executors and administrators do hereby covenant with the said Margaret Jane Robinett her 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 aforesaid, I will warrant and defend the above granted premises to the said Margaret Jane Robinett against the lawful claims of said minor 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 24th day of February A.D. 1868

Cornelius Haight (L.S.)
Guardian as aforesaid

State of Iowa

Warren County

Be it remembered that on the 22^d day of February A.D. 1868, before the Undersigned, Jno D. Ingalls the County Judge in and for said County, personally appeared Cornelius Haight 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 Official Seal the date above written

"L.S."

Jno. D. Ingalls County Judge
of Warren County Iowa

State of Iowa }
Warren County }

In the County Court of said County;
The above and foregoing Deed of conveyance executed by Cornelius Haight Guardian &c., as stated therein, to Margaret Jane Robinett being by the said Guardian 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 Margaret Jane Robinett be, and the same are hereby expressly approved.

Witness Jno. D. Ingalls Judge of said Court and County, and the seal thereof hereto affixed at my Office the 24th day of February A.D. 1868

"L.S."

Jno. D. Ingalls
Judge of said Court

Filed for Record Aug. 24th 1868, at 2 o'clock P. M.

B. A. Mosser Recorder