

MADISON COUNTY, IA - BOOK W

J. M. Browne Admr.
Deed
John W. Laurence

To all to whom these presents shall come:
I, J. M. Brown of the County of Madison
and State of Iowa, Administrator of the

Estate of Joshua Wallace 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 application 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 disposition of the personal Estate had been rendered; and whereas, by an order of the County Judge of the said County of Madison made at a County Court held at Winterset in said County of Madison on the 4th day of June A.D. 1866, I the said Administrator was licensed and empowered to sell and convey the Real Estate of the said Joshua Wallace hereinafter described; and whereas I have caused the said Real Estate to be appraised and the appraisement 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 2nd day of July A.D. 1866, pursuant to the license aforesaid, sell by private sale the Real Estate hereinafter described, to John W. Laurence of the County of Madison and State of Iowa for the sum of Two hundred and twenty five dollars, that being the highest price offered therefor, and the appraised value thereof.

Now therefore. Know ye that I, the said J. M. Browne Administrator by virtue of the power and authority in me vested, as aforesaid, and in consideration of the sum of Two hundred & twenty five dollars, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said John W. Laurence, 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:
Lots One, Two, Seven and Eight (1, 2, 7 & 8) in Block Twelve (12) in the Town of St. Charles.

To have and to hold, the above granted premises, with all the appurtenances thereto belonging, to the said John W. Laurence his heirs and assigns forever, — And I the said J. M. Browne do hereby covenant with the said John W. Laurence his heirs and assigns, that in conducting said sale, I have complied with all the

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requirements of the law and of the said Madison County Court.
 In Witness whereof, I have hereunto set my hand and Seal this
 Seventh day of August A.D. 1866

US Rev St. 50cts,
 J. M. B. Aug 7/66

J. M. Browne Administrator 

The State of Iowa }
 County of Madison } ss

Be it remembered, That on this Seventh day of
 August A.D. 1866, before the undersigned a Justice of the Peace within
 and for said County, personally appeared J. M. Browne to me per-
 sonally 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 Seal the day and year
 last above written.

R. C. Nickle 
 Justice of the Peace

The State of Iowa }
 County of Madison } ss

Witness the foregoing Deed executed by J. M.
 Browne Administrator &c, as stated therein, to John W. Lawrence
 has been, by the said Administrator this day returned into Court
 for approval, and it appearing to the Court that the said Admin-
 istrator has complied with all the requirements of the Law and of
 this Court, in making such Sale and conveyance it is now there-
 fore ordered that the said Sale and the 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 4th day of August A.D. 1866.

"Seal"

N. W. Garretson
 County Judge

Filed for Record August 26th 1868, at 1 1/2 o'clock P. M.

O. A. Moser
 Recorder