

MADISON COUNTY, IA - BOOK W

185
C. W. Johnson Guadr.
To { Deed
Nathan H. James

To whom these presents shall come
C. W. Johnson of the County of
Madison and State of Iowa, Guardian

of the person and property of R. H. Johnson minor sends greeting. x
Whereas the said C. W. Johnson guardian as aforesaid heretofore,
to-wit - at the August A. D. 1868 Term of the County Court of
Madison County Iowa made application to the said County
Court, to sell the following described real Estate, to-wit;

The South West quarter (1/4) of the South West quarter (1/4) of Section x
number Twenty four (24), also the undivided one half (1/2) of ten x
(10) acres off the North end of the West one half (1/2) of the East one half
(1/2) of the South East quarter (1/4) of Section number Thirteen (13) all
in Township number Seventy five (75) North of Range number x
Twenty eight ⁽²⁸⁾ West of 5th P. M. - And whereas notice of said
application was duly legally and personally served upon the said
R. H. Johnson minor according to law - And whereas also at the
said August A. D. 1868 term, of the said County Court the said
C. W. Johnson in his capacity as guardian as aforesaid was ordered
and empowered by said County Court to sell the above described
real estate belonging to the said R. H. Johnson minor his ward -

And whereas also the said C. W. Johnson guardian as aforesaid x
has given the bond with sureties as required by law and the same has x
been accepted and approved by the said County Court of Madison.
County Iowa. And whereas also the said C. W. Johnson guardian
as aforesaid has sold the real estate hereinafter described (being that
which he as guardian as aforesaid was by said County Court
ordered and empowered to sell), to Nathan H. James of the
County of Madison and State of Iowa for the sum of Two hundred
and twenty five dollars. - Now therefore know ye that J. C. W.
Johnson in the capacity of guardian as aforesaid by virtue
of the authority vested in me by said County Court of Madison
County Iowa, and in pursuance of the said order of said Court
in consideration of the sum of Two hundred and Twenty five
dollars in hand paid (the receipt whereof is hereby acknowledged) by
Nathan H. James of Madison County and State of Iowa do hereby
sell and convey unto the said Nathan H. James the following described
premises situated in the County of Madison and State of Iowa, to-wit;

The South West quarter (1/4) of the South West quarter (1/4) of Section
number Twenty four (24), also the undivided one half (1/2) of ten (10) acres
off the North end of the West one half (1/2) of the East one half (1/2) of the

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South East quarter (1/4) of Section number Thirteen (13) all in Township number Seventy five (75) North of Range number Twenty eight (28) West of 3rd P.M. — And I the said C. W. Johnson for myself my executors and administrators do hereby covenant with the said Nathan H. James his heirs and assigns that in making the said sale I have in each and every particular complied with all the requirements of the law — And that as guardian as aforesaid I have good right and lawful authority to sell the same. — And that as guardian as aforesaid I will warrant and defend the said premises against the lawful claims of all persons whomsoever — In testimony whereof, I have hereunto set my hand and seal at Winterset Iowa, this 7th day of August A.D. 1868

Witness C. W. Johnson Guardian as aforesaid (Seal)
John S. McVaughan Esq. Subscribed to 3000
C. W. J. Aug 7th 1868

State of Iowa } ss
Madison County } On this 7th day of August A.D. 1868, before me a County Judge in and for said County personally came C. W. Johnson guardian as aforesaid personally known to me to be the identical person whose name is affixed to the above instrument as grantor and acknowledged the same to be his voluntary act and deed, In testimony whereof, I have hereunto subscribed my name and affixed my official Seal at Winterset Iowa, on the date last above written.
J. C. Gilpin County Judge
of Madison County Iowa

State of Iowa } ss
Madison County } In the County Court of said Madison County.
The above and foregoing deed of conveyance executed by the said C. W. Johnson as Guardian as aforesaid to the said Nathan H. James being by the said C. W. Johnson the said Guardian this day returned into this Court for approval — And it appearing to the said Court that the said C. W. Johnson the said guardian has fully complied with each and every of the requirements of the law, and of this Court in making said sale and conveyance it is now and hereby on this 7th day of August A.D. 1868, and at Winterset Iowa the County Seat of Madison County Iowa ordered and decreed that the said sale and the above and foregoing conveyance be and the same is hereby expressly approved and confirmed.
J. C. Gilpin County Judge
of Madison County Iowa

Filed for record Sept. 5th 1868, at 10 o'clock A.M.
C. A. Moser Recorder