

MADISON COUNTY, IA - BOOK W

J. J. Montgomery Adm.
To } Deed

To all to whom these presents shall come;

Charles Conway

I, J. J. Montgomery of the County of St. and State of Missouri Administrator of the Estate of James Spencer late of St. Louis Mo. 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 Iowa made at a County Court held at Winterset in said County of Madison on the 6th day of March A.D. 1865, I the said Administrator was licensed and empowered to sell and convey the Real Estate of the said James Spencer hereinafter described; and whereas I have caused the said Real Estate to be appraised and the appraisal 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 20th day of November A.D. 1866, pursuant to the license aforesaid, sell by private sale the Real Estate hereinafter described; to Charles Conway of the County of Madison and State of Iowa, for the sum of One hundred & Seventy dollars, that being the highest offered price therefor, and the appraised value thereof. — Now therefore, know ye, that I, the said J. J. Montgomery Administrator by virtue of the power and authority in me vested as aforesaid, and in consideration of the sum of One hundred and Seventy Dollars, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said Charles Conway 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;

South half of the North West quarter of Section Twelve (12) Township Seventy six (76) Range Twenty nine (29), and also the North East quarter of the North East quarter of Section Thirty (30) in Township Seventy seven (77) Range Twenty eight (28)

To have and to hold, the above granted premises, with all the appurtenances thereto belonging, to the said James Spencer, his heirs and

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assigns forever. - And I, the said J. J. Montgomery Adm^r aforesaid do hereby covenant with the said Charles Conway his heirs and assigns, that in conducting said sale, I have complied with all the requirements of the Law and of the said Madison County Court.

In Witness whereof, I have hereunto set my hand and Seal this Twenty seventh day of November A.D. 1866

Witnessed at St. Louis,
Mo. 27th Nov 1866

J. J. Montgomery Adm^r of
Estate of James Spencer dec.

State of Missouri }
County of St. Louis } ss

Be it remembered, That on this 27th day of November A.D. 1866, before the undersigned, a Clerk of the Probate Court within and for said County, personally appeared Jordan J. Montgomery Adm^r of Jas Spencer to me personally 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 official Seal the day and year last above written of 1866

A. S. Lindsey Clerk

The State of Iowa }
County of Madison } ss

In the County Court of said County, Witness the foregoing Deed executed by J. J. Montgomery Administrator &c as stated therein to Charles Conway has been, by the said Administrator this day returned into Court for approval, and it appearing to the Court that the said Administrator has complied with all the requirements of the Law, and of this Court, in making such sale and conveyance it is now therefore 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 3rd day of December A.D. 1866

"Seal"

N. W. Garretson County Judge

Filed for Record Oct. 1st 1868, at 3 1/4 o'clock P.M.

C. A. Moser Recorder