

MADISON COUNTY, IA - BOOK W

Recorder

A. W. Guiberson
To Guardian's Bond
Wm C Walker

To all to whom these presents shall come;
 Know Ye, that I, A. W. Guiberson of Madison
 County, State of Iowa, Guardian of the person and
 property of Robert Ratliff and Francis M Ratliff minors, send greeting
 Whereas the said A. W. Guiberson, Guardian as aforesaid, heretofore,
 to-wit: at the February Session A.D. 1866, of the County Court of Made-
 son County, and State of Iowa, made application to the said Court,
 to sell certain lands of his said Wards, hereinafter described, —

And Whereas, Notice of said application was duly and personally
 served upon said minors, according to law, — And Whereas also,
 at the said February Term A.D. 1866, of said County Court, the said
 A. W. Guiberson in his capacity of Guardian aforesaid, was ordered
 and empowered to sell said lands, — And Whereas Also, The said
 Guardian has given the Bond with sureties required by law,

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And Whereas Also, The said Guardian has sold the Real Estate herein-
after described, (being only a part of the said Real Estate which the said
Guardian was empowered to sell by said order of said County Court,) to
Ira C Walker of Madison County, in the State of Iowa, for the sum
of Two hundred and ten dollars, — Now Therefore, Know Ye, that I,
the said A W Guiberson 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 said sum of Two
hundred and ten dollars, to me paid by the said Ira C Walker (the
receipt whereof I hereby acknowledge,) do by these presents grant,
bargain, sell and convey unto the said Ira C Walker, 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 undivided two fifths part of Lot number Three in Section
number Thirty One (31), Township number Seventy seven (77) Range
number Twenty six (26), containing fifty one acres, To Have and to
Hold, The said described premises unto the said Ira C Walker, his heirs
and assigns forever. — And I, the said A W Guiberson for myself, my
executors and administrators do hereby covenant with the said Ira C
Walker, his 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 as aforesaid, I will Warrant and Defend the above granted
premises to the said Ira C Walker 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 twenty third
day of February A.D. 1866 } U.S. No 54100 } A W Guiberson (S.S.)
Feb 23, 1866 A.W.G. } Guardian as aforesaid.

State of Iowa }
County of Madison } Be it remembered that on the 23 day of Feb A.D. 1866, before the under-
signed, A W Garrison a County Judge in and for said County, personally appeared
A W Guiberson Guardian &c, as stated in 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.

"S.S."

A. W. Garrison

Judge of Madison County Iowa

State of Iowa } ss In The County Court of said County:
Madison County } The above and foregoing deed of Conveyance executed by A
W Guiberson Guardian &c, as stated therein to Ira C Walker,
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 Ira C Walker, be and the same are hereby expressly
approved, Witness A W Garrison Judge of said Court and County and the Seal thereof
affixed, this 23rd day of Feb. 1866.

Filed for Record Oct 22nd 1868, at 11th o'clock P.M.
O W Garrison Recorder

"S.S."