

MADISON COUNTY, IA - BOOK W

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James P Parks Guardian
 To Guardian's Deed } To all to whom these presents shall come:
 Ebenezer Hays }

James P Parks of Lawrence County, State of Indiana, Guardian of the persons and property of George W. Martin L., and William C Hudson, minor heirs of William W Hudson deceased, sends greeting: Whereas the said James P Parks, guardian as aforesaid, heretofore to wit: At the session A.D. 1868, of the County Court of Madison, and State of Iowa, made application to the said Court to sell the interests of his said wards, above named in and to the South East quarter of the North East quarter of Sect. 32 — Tp 77 — Range 27 — in Madison County, Iowa, and Whereas, notice of said application was duly and personally served upon said minors, according to law, And Whereas, also, at the said October Term A.D. 1868, of said County Court, the said James P Parks in his capacity of guardian aforesaid, was ordered, and empowered to sell the said interests above set forth, to wit, the three fifths of said Real Estate, — 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 a part of the said real estate which the said Guardian was empowered to sell by said order of said County Court,) to Ebenezer Hays of Madison County, in the State of Iowa for the sum of Two hundred and twenty eight dollars, — Now, therefore, Know Ye, that I, the said James P. Parks 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 Twenty eight dollars, to me paid by the said Ebenezer Hays, the receipt whereof I hereby acknowledge, do by these presents grant, bargain, sell and convey unto the said Ebenezer Hays, 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 three fifths of the South East quarter of the North East quarter of Section Thirty two — Township Seventy seven, Range Twenty seven — west of 5 P M — Madison Co — Iowa — (SE 1/4 of NE 1/4 — 32 — 77 — 27) — To Have and to Hold the said described premises unto the said Ebenezer Hays, and to his heirs and assigns forever, — And I, the said James P Parks, for myself, my executors and administrators, do hereby covenant

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with the said Ebenezer Stays, and with 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 aforesaid, I will warrant and defend the above granted premises to the said Ebenezer Stays, against the lawful claims of said minors, and all persons claiming or to claim the same, through or under them,

In Testimony Whereof, I have hereunto set my hand and seal, this 20th day of October A.D. 1868.

{ U.S. Rev St. 50th }
{ N.Y. & S.G. 4 Oct 3/1868 }

James P. Parks *J.P.*
Guardian as aforesaid.

State of Indiana }
County of Lawrence }

Be it remembered, that on the 20th day of October A.D. 1868, before the undersigned Pleasant A. Parks, a Notary Public in and for said county, personally appeared James P. Parks, 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.

"J.P."

Pleasant A. Parks
Notary Public
Lawrence County Indiana.

State of Iowa }
Madison County }

In the County Court of said County:

The above and foregoing deed of conveyance, executed by James P. Parks, Guardian, &c., as stated therein, to Ebenezer Stays, 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 Ebenezer Stays, be, and the same are hereby expressly approved.

Witness J.C. Gilpin Judge of said Court and County, and the Seal thereof hereto affixed at my office the 20th day of October A.D. 1868

"J.C."

J.C. Gilpin
Judge of said Court

Filed for Record Oct 24th 1868. at 1st o'clock P.M.

O.A. Wooster Recorder