

MADISON COUNTY, IA - BOOK W

301

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P. A. Safferty Guardian }
To Guardian Deeds } To all to whom these presents shall come;
Nathaniel Foster }

P. A. Safferty formerly P. M. Sytle of Wapello County, State of Iowa, Guardian of the persons and property of Simon Andrew N. & Edgar S. Sytle, minor children of William S. Sytle died; sends greeting.

Whereas the said P. A. Safferty, Guardian as aforesaid, heretofore; to-wit: at the January session, A.D. 1865 of the County Court of Madison, and State of Iowa, made application to the said Court to sell the interests of her said Wards, in and to certain Real Estate to them belonging, and whereas, notice of said application was duly and personally served upon said minors according to law; - And whereas, also, at the said January Term, A.D. 1865. of said County Court, the said P. A. Safferty in her capacity of Guardian aforesaid, was ordered and empowered to sell the following among other Real Estate. -

And whereas, also, the said Guardian has given the Bond with surties 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 Nathaniel Foster, of Madison County, in the State of Iowa, for the sum of Fifty one and ¹⁰/₁₀₀ dollars, - Now, therefore, know ye, that I, the said P. A. Safferty, 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 Fifty one and ¹⁰/₁₀₀ dollars, to me paid by the said Nathaniel Foster, 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 East half of the West half of the North West quarter of the North East quarter of Section Six - Township Seventy four - Range Twenty seven - containing Ten and ²/₁₀₀ acres.

To Have and to Hold the said described premises unto the said Nathaniel Foster, heirs and assigns forever, - And I, the said P. A. Safferty for myself, my executors and administrators, do hereby covenant with the said Nathaniel Foster, 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 Nathaniel Foster against the lawful claims of said minor and all persons claiming, or

See next page

MADISON COUNTY, IA - BOOK W

to claim the same, through or under them,

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

{ U.S. No. 507 }
{ Ex. 4, 10/24-68 }

P. A. Safferty 
Guardian as aforesaid.

State of Iowa, }
County of Madison }

Be it remembered, that on the 8th day of October A.D. 1868, before the undersigned, J. C. Gilpin a County Judge in and for said County, personally appeared P. A. Safferty, 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 her voluntary act and deed.

In Witness Whereof, I have hereunto set my hand and affixed my official seal, the date above written.

J. C. Gilpin
County Judge
Madison County Iowa

"LS"

State of Iowa } ss
Madison County }

In the County Court of said County,
The above and foregoing deed of conveyance executed by P. A. Safferty, Guardian, &c., as stated therein, to Nathaniel Foster, 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 Nathaniel Foster 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 8th day of October, A.D. 1868.

J. C. Gilpin
Judge of said Court,

"LS"

Filed for Record Oct 24th 1868, at 2 o'clock P.M.,

O. A. Moser
Recorder