

MADISON COUNTY, IA - BOOK W

L. J. Harris Guar.
 Do } Deed
 R. I. McClain

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So all to whom these presents shall come;
 Know ye that L. J. Harris of Madison
 County, State of Iowa, Guardian of the persons
 and property of Sarah J. Johnson and Martha V. Johnson minors;
 sends greeting; Whereas the said L. J. Harris Guardian as aforesaid,
 heretofore to-wit; at the August Session A.D. 1866 of the County Court
 of Madison Co. and State of Iowa, made application to the said
 Court, to sell certain lands belonging to said minors,

And whereas, Notice of said application was duly and personally
 served upon said minors according to law; And Whereas, also,
 at the said August term A.D. 1866 of said County Court, the
 said L. J. Harris in his capacity of Guardian aforesaid was ordered
 and empowered to sell said lands. — And also whereas, 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 all of the said Real Estate which the
 said Guardian was empowered to sell by said order of said
 County Court), to R. I. McClain of Madison County in the
 State of Iowa, for the sum of Seven hundred and fifty dollars,

Now Therefore Know ye, That I, the said, L. J. Harris 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 Seven hundred
 and fifty Dollars, to me paid by the said R. I. McClain, (the
 receipt whereof I hereby acknowledge) do by these presents grant,
 bargain, sell and convey unto the said R. I. McClain 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 West half ($\frac{1}{2}$) of the South East quarter of Section
 Twenty nine (29), and fifteen Acres out of the East side of the
 SW $\frac{1}{4}$ of the North West gr. of Section Thirty five (35) all in Township
 Seventy four (74) Range Twenty eight (28) West of 5th P. M., Subject
 to Power of Widow therein. — To have and to hold, the said
 described premises unto the said R. I. McClain his heirs and assigns
 forever. — And I the said L. J. Harris for myself, my executors and
 Administrators do hereby covenant with the said R. I. McClain
 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

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above granted premises to the said R. I. McClain 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 thirty first day of January A. D. 1867

L. J. Harris, Guardian as aforesaid

State of Iowa }
County of Madison }

Be it remembered, that on the thirty first day of January A. D. 1867, before the undersigned N. W. Garretson a County Judge in and for said County, personally appeared L. J. Harris 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

"L. J."

{ Noted & \$1.00 }
{ L. J. H. Jan 31, 1867 }

N. W. Garretson Judge
of Madison County, Iowa,

State of Iowa }
Madison County }³³

In the County Court of said County.

The above and foregoing Deed of conveyance, executed by L. J. Harris Guardian &c., as stated therein to R. I. McClain 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 R. I. McClain be, and the same is hereby expressly approved.

Witness W. H. Lewis Judge of said Court, and County, and the seal thereof hereto affixed at my Office the twenty seventh day of August A. D. 1867

"L. J."

W. H. Lewis
Judge of said Court

Filed for Record Dec. 14th 1868, at 3 o'clock P. M. —

O. A. Moser Recorder