

MADISON COUNTY, IA - BOOK W

354
 L. J. Harris Guar.
 To { Deed To al to whom these presents shall come;
 John Betterton

L. J. Harris of Madison County, State of Iowa, guardian of the persons and property of Sarah J. Johnson & Martha V. Johnson minor heirs of John H. Johnson deceased, sends greeting; Whereas the said L. J. Harris guardian as aforesaid, heretofore to-wit; at the December session A.D. 1868 of the County Court of Madison and State of Iowa, made application to the said Court to sell the following described Real Estate, to-wit;

The Undivided two thirds of the East part of the North West quarter of the South West quarter, Section 35, Township 74, Range 28, Madison County Iowa, containing fifteen (15) acres, and whereas, notice of said application was duly and personally served upon said minors according to law; And whereas, also, at the said December term A.D. 1868, of said County Court, the said L. J. Harris in his capacity of Guardian aforesaid, was ordered and empowered to sell the above described 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 all of the said real estate which the said guardian was empowered to sell by said order of said County Court,) to John Betterton of Madison County, in the State of Iowa, for the sum of Seventy five \$75⁰⁰ 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 sum of Seventy five (\$75⁰⁰) Dollars, to me paid by the said John Betterton the receipt whereof I hereby acknowledge, do by these presents grant, bargain, sell and convey unto the said John Betterton and to his heirs and assigns forever, the following described tracts or real estate, lying and being situated in the County of Madison and State of Iowa, to-wit:

The Undivided two-thirds of the East part of the North West quarter of the South West quarter of Section Thirty five (35) Township Seventy four (74) Range Twenty eight (28) Madison County Iowa. - containing fifteen Acres. -

To have and to hold the said described premises unto the said John Betterton his heirs and assigns forever, And I, the said L. J. Harris for myself, my executors and administrators, do

MADISON COUNTY, IA - BOOK W

herby covenant with the said John Betterton 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 John Betterton 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 14th day of December A.D. 1868

L. J. Harris Guardian as aforesaid.

State of Iowa }
County of Madison }

Be it remembered, that on the 14th day of December A.D. 1868, before the undersigned, Thomas C. Gilpin 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."

MS Rev St. 50cs
L. J. Harris
Dec 14/68

T. C. Gilpin County Judge
Madison County Iowa.

State of Iowa }
Madison County }

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 John Betterton 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 John Betterton be, and the same are hereby expressly approved.

Witness Thomas C. Gilpin Judge of said court and County, and the seal thereof hereto affixed at my Office the 14th day of December A.D. 1868.

"L. J."

T. C. Gilpin
Judge of said Court

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

O. A. Moser recorder