

MADISON COUNTY, IA - BOOK W

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J. M. Johnston Guar.
To { Deed
J. J. Rhyno

To all to whom these presents
shall come: J. M. Johnston
of Madison County, State of Iowa,

Guardian of the persons and property of Lorinda Johnston, Catherine Johnston,
Henrietta Johnston, Eliza Johnston and Nancy Ellen Johnston sends
greeting; Whereas, the said J. M. Johnston Guardian as aforesaid,
heretofore to-wit; at the November Session A.D. 1866 of the County
Court of Madison County and State of Iowa, made application
to the said Court, to sell certain hereinafter described lands
belonging to said minors. - And Whereas, Notice of said ap-
plication was duly and personally served upon said minors
according to law; - And whereas also, at the said November term
A.D. 1866 of said County Court, the said J. M. Johnston 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. -

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 J. J. Rhyno of Madison County, in the State of Iowa
for the sum of Twenty nine hundred seventy two Dollars.

Now Therefore, Know ye, That I, the said, J. M. Johnston in my
capacity of Guardian as aforesaid, by virtue of the authority

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vested in me by said County Court, and in pursuance of the said order of said Court, in consideration of the said sum of Twenty nine hundred and seventy two Dollars, to me paid by the said J. J. Rhyno (the receipt whereof I hereby acknowledge) do by these presents grant, bargain, sell and convey unto the said J. J. Rhyno, 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 five eighths part of the North fractional half of Section Six (6) and the North West fractional quarter of Section Five (5), and two acres bounded as follows, commencing at the North West corner of the North East quarter of Section Five (5) thence South twenty six rods ten and one third feet, thence East twelve rods, thence North twenty six rods ten and one third feet, thence West twelve rods to the place of beginning, all said lands being in Township Seventy four (74) Range Twenty six (26) West of 5th P. M.

To have and to hold, the said described premises unto the said J. J. Rhyno his heirs and assigns forever. - And I the said J. M. Johnston as Guardian for myself, my executors and administrators do hereby covenant with the said J. J. Rhyno 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 J. J. Rhyno 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 26th day of February A. D. 1867

J. M. Johnston
Guardian as aforesaid

118 Rev Sts #300
J M J Feb 26th 1867

State of Iowa

County of Madison

{ Be it remembered, That on the 26th day of February A. D. 1867, before the undersigned W. H. Lewis a County Judge in and for said County, personally appeared J. M. Johnston 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. J."

W. H. Lewis County Judge
of Madison County Iowa

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State of Iowa
Madison County } ss

In the County Court of said County,
The above and foregoing Deed of conveyance,
executed by J. M. Johnston Guardian &c., as stated therein to L. J.
Rhyno being by the said Guardian this day returned into Court
for approval and it appearing to the Court that the said Guar-
dian 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 L. J. Rhyno
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 his office the 26th day of February
A. D. 1867

"L. J."

W. H. Lewis, Judge of said Court

Filed for Record Dec. 31st 1868, at 1 o'clock P. M.

O. A. Moser Recorder