

MADISON COUNTY, IA - BOOK W

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To { John F. Field Guar.  
Deed  
Chas J. Landes

To all to whom these presents shall come;  
John F. Field of Clarke County, State of Iowa, Guardian of the persons and property of John C. Kimbrell minor, sends greeting; Whereas the said John F. Field Guardian as aforesaid, heretofore, to-wit; at the December session A.D. 1864 of the County Court of Clarke County and State of Iowa, made application to ~~that~~ said Court, to sell the South East quarter of the South East quarter of Section No Thirty one (31) in Township No Seventy four (74) North of Range No Twenty six (26) West. And whereas, Notice of said application was duly and personally served upon said minor, according to law; And whereas, also, At the said January Term A.D. 1865, of said County Court, the said John F. Field in his capacity of Guardian aforesaid was ordered and empowered to sell the South East quarter of the South East quarter of Section No Thirty one (31) in Township No Seventy four (74) North of Range No Twenty six (26) West, at private sale, — 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 part of the said Real Estate which the said Guardian was empowered to sell by said order of said County Court) to Charles J. Landes of Madison County in the State of Iowa, for the sum of Eighty dollars. Now therefore, Know ye, That I, the said John F. Field 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 Eighty (80) dollars, to me paid by the said (the receipt whereof I hereby acknowledge,) do by these presents grant, bargain, sell and convey unto the said Charles J. Landes 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;

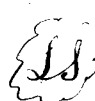
Ten (10) Acres off of the West side of the South East quarter of the South East quarter of Section No Thirty one (31) in Township No Seventy four (74) North of Range No Twenty six (26) West. —

To have and to hold, The said described premises unto the said Charles J. Landes his heirs and assigns forever. — And I the said John F. Field for myself, my executors and administrators do hereby covenant with the said Charles J. Landes 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

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said Charles I. Landes against the lawful claims of said minor and all persons claiming or to claim the same by, through or under him. — In testimony whereof, I have hereunto set my hand and seal, this Twenty third day of March A.D. 1868

US Post St. 50 cts.  
J. F. F. March 23 1868

John F. Field   
Guardian as aforesaid

State of Iowa }  
County of Clarke }

Be it remembered that on the twenty third day of March A.D. 1868, before the undersigned James Rice County Judge in and for said County, personally appeared John F. Field 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. F. F."

James Rice County Judge  
Clarke County Iowa

State of Iowa } ss  
Clarke County }

In the County Court of said County.

The above and foregoing Deed of conveyance executed by John F. Field Guardian &c, as stated therein, to Charles I. Landes 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 Charles I. Landes be, and the same are hereby expressly approved.

Witness, James Rice Judge of said Court and County, and the seal thereof hereto affixed at my Office the twenty third day of March A.D. 1868

"J. F. F."

James Rice Judge of said Court

Filed for Record June 13 "1868, at 1 o'clock P.M. —

O. A. Moser Recorder