

Nelson Litton Guar.
 To { Deed
 James I. Loarizure

To all to whom these presents shall come;

I, Nelson Litton of Madison County, State of Iowa, guardian of the persons and property of Martha C. Kensler, Andrew Kensler & Henry Kensler minors of John Kensler deceased, sends greeting; Whereas the said Nelson Litton guardian as aforesaid, heretofore, to-wit: at the June Session A.D. 1868, of the County Court of Madison County, and State of Iowa, made application to the said Court to sell the interests of his said wards in certain Real Estate, to-wit:

The undivided three-thirteenths ($\frac{3}{13}$) of the E $\frac{1}{2}$ of NW $\frac{1}{4}$ & W $\frac{1}{2}$ of NE $\frac{1}{4}$ & NW $\frac{1}{4}$ of S.E $\frac{1}{4}$ & NE $\frac{1}{4}$ of S.W $\frac{1}{4}$ of Sec. 4, & N $\frac{1}{2}$ of S $\frac{1}{2}$ of S $\frac{1}{2}$ of NW $\frac{1}{4}$ of NE $\frac{1}{4}$ & N $\frac{1}{2}$ of NW $\frac{1}{4}$ of NE $\frac{1}{4}$, Except five (5) acres off of the N. side thereof, of Sec. 6, all in Tp. 76, R. 29. —

And whereas, notice of said application was duly and personally served upon said minors according to law; And whereas, also at the said June Term A.D. 1868, of said County Court, the said Nelson Litton in his capacity of guardian aforesaid, was ordered and empowered to sell the interests of his said wards to-wit: The said three-thirteenths ($\frac{3}{13}$) (undivided) of said above described tracts of land, situated in Madison County Iowa, — 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 James I. Seizure of Madison County, in the State of Iowa, for the sum of Five hundred and forty nine Dollars. — Now therefore, know ye, that I, the said Nelson Sittton 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 Five hundred and forty nine dollars, to me paid by the said James I. Seizure the receipt whereof I hereby acknowledge, do by these presents grant, bargain, sell and convey unto the said James I. Seizure 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 three-thirteenths ($\frac{3}{13}$) of the following, to-wit:
The $\frac{1}{2}$ of NW $\frac{1}{4}$, and the NW $\frac{1}{4}$ of NE $\frac{1}{4}$, and NW $\frac{1}{4}$ of SE $\frac{1}{4}$, and NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Sec. 4. Also the NW $\frac{1}{2}$ of S $\frac{1}{2}$ of S $\frac{1}{2}$ of NW $\frac{1}{4}$ of NE $\frac{1}{4}$, and NW $\frac{1}{2}$ of NW $\frac{1}{4}$ of NE $\frac{1}{4}$ (Except five Acres off of the West side of said last described tract) of Section 6, all in Township 76, Range 29, containing in all Sixty (60) acres more or less.

To have and to hold the said described premises unto the said James I. Seizure his heirs and assigns forever. — And I, the said Nelson Sittton for myself, my executors and administrators, do hereby covenant with the said James I. Seizure and 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 named premises to the said James I. Seizure his heirs and assigns 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 first day of December A.D. 1868.

Nelson Sittton
Guardian as aforesaid

State of Iowa } ss
County of Madison }

Subscribed and sworn to
N. S. Guar
Dec 1st 1868

Be it remembered, that on the First day of December A.D. 1868, before the Undersigned Thomas C. Gilpin a County Judge in and for said County, personally appeared Nelson Sittton 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

"S.S."

T. C. Gilpin County Judge
Madison County Iowa.

State of Iowa } ss
Madison County }

In the County Court of said County:

The above and foregoing deed of conveyance executed by Nelson Sittton guardian, &c., as stated therein, to James I. Seizure

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 James J. Seizure 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 first day of December A.D. 1868.

"L.S."

T. C. Gilpin
Judge of said Court.

Filed for Record June 15th 1869, at 4 1/4 o'clock P.M.

O. A. Moser Recorder