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Robt Nickell, by his Exr.
To } Deed
Jacob W. Carman

To all to whom these presents shall come;

I, John F. Nickell of the County of Vinton and State of Ohio, Executor of the Estate of Robert Nickell late of Vinton County Ohio deceased, send greeting;

Whereas, I the said Executor was licensed and empowered by his last will to sell and convey the Real Estate of the said Robert Nickell dec^d hereinafter described; did on the 26th day of February A.D. 1869, pursuant to the license aforesaid, sell by private sale the Real Estate hereinafter described, to Jacob W. Carman of the County of Madison and State of Iowa, for the sum of Two thousand dollars, that being the highest-offered price therefor, and the appraised value thereof. - Now therefore, know ye that I, the said John F. Nickell Executor by virtue of the power and authority in me vested, as aforesaid, and in consideration of the sum of Two thousand dollars, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said Jacob W. Carman, his heirs and assigns, all that certain tract or parcel of Real Estate, situated in the County of Madison and State of Iowa, described as follows, to-wit:

The North West fourth($\frac{1}{4}$) of the South West quarter of Section No Twenty two (22), and the North half of the South West fourth ($\frac{1}{4}$) of the South West quarter Section of Section Twenty two (22) and the South West fourth($\frac{1}{4}$) of the North West quarter Section of Section Twenty two (22), and the South West fourth of the South West quarter Section of Section No Twenty one (21), excepting six acres in a strip on the West side of the last forty acres described in Section No Twenty one (21), all in Township No Seventy five (75) North of Range No Twenty six West, and containing One hundred and thirty four acres (134) more or less. -

To have and to hold, the above granted premises, with all the appurtenances thereto belonging, to the said Jacob W. Carman, his heirs and assigns forever. - And I, the said John F. Nickell Executor do hereby covenant with the said Jacob W. Carman his heirs and assigns, that in conducting said sale, I have complied with all the requirements of the Law, and of the said County Court.

In witness whereof, I have hereunto set my hand and seal this eighth day of March A.D. 1869

Signed in presence of us;

D. B. Shivel
Jonathan Blove Jr.

Witnessed by me
J. F. Nickell
March 8th 1869

John F. Nickell
Executor

The State of Ohio }
County of Vinton }^{ss} Be it remembered, that on this eighth day of March A.D. 1869, before the undersigned a Probate Judge within and for said County, personally appeared John F. Nickle
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