

MADISON COUNTY, IA - BOOK W

C. L. Bonine Guar.
 To { Deed
 William Bunch

To all to whom these presents shall come;

C. L. Bonine of Madison County, State of Iowa, Guardian of the persons and property of William N. Bonine, & Oswell Bonine minor heirs of Thomas Bonine sends greeting;
 Whereas, the said C. L. Bonine guardian as aforesaid, heretofore, to-wit; at the May session A.D. 1868 of the County Court of Madison and State of Iowa, made application to the said Court to sell,

The undivided $\frac{2}{9}$ of the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ Sec. 13 - Tp 77 - R. 28 - the $\frac{2}{9}$ of SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of NE $\frac{1}{4}$ Sec. 31 - Tp 77 - R. 27 and $\frac{2}{9}$ of SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of SW $\frac{1}{4}$ Sec 30 - Tp 77 R. 27 - all in Madison County Iowa -

And whereas, notice of said application was duly and personally served upon said minors according to law;

And whereas, also, at the said May term A.D. 1868, of said County Court, the said C. L. Bonine in his capacity of guardian aforesaid, was ordered and empowered to sell the said interest of his said wards in said above described 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 of said wards interest in the said real estate which the said guardian was empowered to sell by said order of said County Court,) to William Bunch of Madison County, in the State of Iowa, for the sum of Three hundred & thirty three & $\frac{33}{100}$ Dollars.

Now therefore, know ye, that I, the said C. L. Bonine 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 Three hundred and thirty three & $\frac{33}{100}$ Dollars, to me paid by the said William Bunch the receipt whereof I hereby acknowledge, do by these presents grant, bargain, sell and convey unto the said William Bunch 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 ($\frac{2}{9}$ ths) two ninths of the following described land - to-wit; NE $\frac{1}{4}$ of S. W $\frac{1}{4}$ Sec. 13. Tp. 77 - R. 28 - SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of NE $\frac{1}{4}$ Sec. 31 - Tp. 77 - R. 27 - & SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of SW $\frac{1}{4}$ Sec 30 - Tp. 77 - R. 27 Madison Co - Iowa -

To have and to hold the said described premises unto the said William Bunch and to his heirs and assigns forever -

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And I, the said C. L. Bonine for myself, my executors and administrators, do hereby covenant with the said William Bunch 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 said William Bunch 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 21st day of May A.D. 1868

US Post 50cts
C. L. B., May 21. 68

C. L. Bonine
Guardian as aforesaid

State of Iowa }
County of Madison }

Be it remembered, that on the 21st day of May A.D. 1868, before the undersigned J. C. Gilpin a County judge in and for said County, personally appeared C. L. Bonine 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. C. Gilpin"

J. 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 C. L. Bonine guardian &c. as stated therein, to William Bunch 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 William Bunch be, and the same are hereby expressly approved. — Witness J. C. Gilpin Judge of said Court and County, and the seal thereof hereto affixed at my office the 21st day of May A.D. 1868

"J. C. Gilpin"

J. C. Gilpin
Judge of said Court

Filed for Record Feb 16th 1869, at 5 o'clock P. M.

C. A. Moser Recorder