

MADISON COUNTY, IA - BOOK W

Dennis Finn Guardian
 To 3 Guardian's Deed
 John Tiernan

To All to Whom these Presents shall come,
 Whereas Dennis Finn of Des Moines, Polk
 County, State of Iowa, Guardian of the person
 and property of John Reynolds minor, sends greeting, Whereas
 the said Dennis Finn Guardian as aforesaid, heretofore, to wit:
 at the July session A.D. 1868 of the County Court of Polk County
 and State of Iowa, made application to the said Court, to sell
 the undivided one half of the North West 1/4 quarter of the North
 East quarter & the North 1/2 half of the North West & the South East
 quarter of the North West quarter of Section No (5) Five, in Township
 No 26 Twenty six, North of Range No 26 West, containing One hun-
 dred & sixty five & twenty eight hundredth acres more or less.

And Whereas, Notice of said application was duly and personally
 served upon said minor, according to law; And Whereas, also, at the
 said July Term, A.D. 1868, of said County Court, the said Dennis Finn,
 in his capacity of Guardian aforesaid was ordered and empowered
 to sell the Undivided one half of the North West 1/4 quarter of North East
 quarter, & the North 1/2 half of the North West & the South East quarter of the
 North West quarter of Section No (5) Five in Township No 26 Twenty six,
 North of Range No 26 Twenty six West, containing One hundred &
 sixty five & Twenty Eight one hundredth acres, more or less.

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 the undivi-
 ded half of the said Real Estate which the said guardian was
 empowered to sell by said order of said County Court) to
 John Tiernan of Madison County in the State of Iowa, for the
 sum of Two Hundred Dollars, Now Therefore, Know Ye,
 That I, the said Dennis Finn 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 con-
 sideration of the sum of Two Hundred Dollars to me paid by
 the said John Tiernan, (the receipt whereof I hereby acknowledge)
 do by these presents, grant, bargain, sell and convey unto the said
 John Tiernan, 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 one half of the North West 1/4 quarter of the North
 East quarter, & the North 1/2 half of the North West & the South East
 quarter of the North West quarter of Section Five No 5 in Township

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Seventy six (76) North of Range Twenty six (26) West, containing One hundred & sixty five Twenty Eight one hundredths acres, more or less.

To Have and to Hold, the said described premises unto the said John Tierman, his heirs and assigns forever, And I, the said Dennis Finn for myself, my executors and administrators do here by covenant with the said John Tierman, 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 John Tierman, against the lawful claims of said minor and all persons claiming or to claim the same by, through or under me.

In Testimony Whereof, I have hereunto set my hand and seal, this Twelfth day of September A.D. 1868

{ W.S. No. 81,506 }
{ D.F. & p. 112-68 }

Dennis Finn, D.D.
Guardian as aforesaid

State of Iowa }
County of Polk }

Be it remembered that on the 12th day of September A.D. 1868, before the undersigned Wm. P. Bentley a Notary Public in and for said County, personally appeared Dennis Finn, 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 Notarial seal the date above written,

"S.D."

"S.D."

Wm. P. Bentley
Notary Public for Polk County, Iowa,

State of Iowa } ss
Polk County }

In the County Court of said County:

The above and foregoing Deed of conveyance executed by Dennis Finn, Guardian, &c. as stated therein, to John Tierman, 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 John Tierman, be, and the same are hereby expressly approved.

Witness, John B. Miller Judge of said Court and County, and the seal thereof hereto affixed at my office the 12th day of September A.D. 1868

"S.D."

"S.D."

John B. Miller

Judge of said Court

Filed for Record Feb. 19th 1869 at 2 1/4 o'clock P.M.

Wm. A. Moser Recorder