

MADISON COUNTY, IA - BOOK W

462

B. F. Brown Guardian
To 3. Guardian Deed
Thomas W. Simmons

To all to Whom these Presents shall come,
Benjamin F. Brown of Madison County, State
of Iowa, Guardian of the persons and property of
Eliza Roberts, William Roberts, Erick M. Roberts & Hannah Roberts,
minor heirs of Benjamin Roberts deceased, send greeting. Whereas,
the said B. F. Brown guardian as aforesaid, heretofore to wit, at
the March session A.D. 1867 of the County Court of Madison County
and State of Iowa, made application to the said Court to sell
the interest of his said Wards, it being the four fifths $\frac{4}{5}$ of
certain lands described in his petition filed March 19, 1867,
and whereas, notice of said application was duly and personally
served upon said minors according to law, and whereas, also,
at the said March Term A.D. 1867 of said County Court, the said
B. F. Brown in his capacity of Guardian aforesaid, was ordered
and empowered to sell said interests aforesaid, in said Real
Estate, 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 a part of the
said Real Estate which the said Guardian was empowered to
sell by said order of said County Court) to Thomas W. Simmons
of Madison County, in the State of Iowa, for the sum of Two Thousand
and Four Hundred and Eighty (2480) Dollars, now, therefore, know
ye, that I, the said B. F. Brown 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 Two Thousand Four Hundred &
Eighty (2480) Dollars, to me paid by the said Thomas W. Simmons,
the receipt whereof I hereby acknowledge, do by these presents, grant,
bargain, sell and convey unto the said Thomas W. Simmons, 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 $\frac{4}{5}$ of SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 1, Tp 7 $\frac{1}{2}$, R 27, and
the NW $\frac{1}{4}$ of Sec 7, and the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ Sec 7, Tp 7 $\frac{1}{2}$, R 26 -
containing 120 acres more or less. To Have and To Hold,
the said described premises unto the said Thomas W. Simmons
and his heirs and assigns forever. And I, the said B. F.
Brown Guard for myself, my executors and administrators,
do hereby covenant with the said Thomas W. Simmons,
and to his heirs and assigns, that in making the said sale,

MADISON COUNTY, IA - BOOK W

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 Thomas M Simmons 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 11th day of August AD 1868

{ USRs \$150 }
{ BFB Aug 11 1868 }

Benjamin F Brown *[Signature]*
Guardian as aforesaid

State of Iowa }
County of Madison }

Be it Remembered, that on the 11th day of August, AD 1868, before the undersigned, J. C. Gilpin a County Judge in and for said County, personally appeared B. F. Brown 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

"L.S."

J. C. Gilpin
County Judge
Madison County Iowa

State of Iowa }
Madison County } SS

In the County Court of said County, The above and foregoing deed of conveyance, executed by B. F. Brown, Guardian, &c. as stated therein, to Thomas M Simmons, 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 Thomas M. Simmons 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 11th day of August AD 1868

"L.S."

J. C. Gilpin
Judge of said Court

Filed for Record Feb 23rd 1869 at 3 o'clock P.M.

C. A. Moser
Recorder