

MADISON COUNTY, IA - BOOK W

Fanny Maxwell Guardian

To 3 Guardians Deed

Uriah H Hoggatt

To all to whom these presents shall come, Know ye, that I Fanny Maxwell of Madison County, State of Iowa, Guardian of the persons and property of Mary M Maxwell, Hannah B Maxwell, & Henry Y Maxwell minors sends greeting, Whereas the said Fanny Maxwell, Guardian as aforesaid, heretofore, to wit: at the March session A.D. 1865 of the County Court of Madison and State of Iowa, made application to the said Court, to sell certain lands belonging to her said wards, And Whereas Notice of said application was duly and personally served upon said minor, according to law, and Whereas, also, at the said March Term. A.D. 1865, of said County Court, the said Fanny Maxwell in her capacity of Guardian aforesaid was ordered and empowered to sell said hereinafter described land, 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 Uriah H Hoggatt of Madison County in the State of Iowa, for the sum of One Hundred Dollars, Now Therefore, Know Ye, That I the said Fanny Maxwell 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 said sum of One Hundred Dollars, to me paid by the said Uriah H Hoggatt, (the receipt whereof I hereby acknowledge,) do by these presents grant, bargain, sell and convey unto the said Uriah H Hoggatt, 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 South West quarter of the North East quarter of Section No 32 Thirty two Township 10 (7th Seventy four, Range No 26 Twenty Six, subject to dower of widow therein, To Have and To Hold, the said described premises unto the said Uriah H Hoggatt his heirs and assigns forever, And I, the said Fanny Maxwell for myself, my executors and administrators do hereby covenant with the said Uriah H Hoggatt 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 as aforesaid, I will warrant and defend

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the above granted premises to the said Uriah H Hoggatt against the lawful claims of said minors and all persons claiming or to claim the same by, through or under them,

In Testimony Whereof, I have hereunto set my hand and seal this 29th day of March A.D. 1865

{ U.S. Rec. St. 50¢
PM. March 29-65 }

Fanny Maxwell *J.D.*
Guardian as aforesaid

State of Iowa }
County of Madison }

Be it Remembered that on the 29th day of March A.D. 1865 before the undersigned, A. H. Garretson a County Judge in and for said County, personally appeared Fanny Maxwell, 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 her voluntary act and deed. In Witness Whereof, I have hereunto set my hand and affixed my official seal the date above written.

A. H. Garretson
Judge of Madison County, Iowa,

"I.D."
State of Iowa }
Madison County }

In the County Court of said County, The above and foregoing Deed of conveyance executed by Fanny Maxwell, Guardian, &c. as stated therein to Uriah H Hoggatt 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 Uriah Hoggatt be, and the same are hereby expressly approved, - Witness, A. H. Garretson Judge of said Court and County, and the seal thereof hereto affixed at his office the 29 day of March A.D. 1865

A. H. Garretson
Judge of said Court

"I.D."

Filed for Record March 2nd 1869 at 1/2 o'clock P.M.

C. A. Moser
Recorder