

MADISON COUNTY, IA - BOOK W

478

J. M. Johnston Guardian

To the Guardian of the

Samuel M. Greger

It doth to whom these presents shall come;

Guardian of the persons and property of Lorinda

Johnston, Catharine Johnston, Henrietta Johnston, Eliza Johnston, Nancy Ellen Johnston, minor children and heirs at law of John Johnston decd, sends greeting. Whereas, the said J. M. Johnston Guardian as aforesaid, heretofore, to wit: at the November Session A.D. 1867 of the County Court of Madison and State of Iowa, made application to the said Court to sell among other lands the following to wit, Commencing forty nine rods (49) north of the South West corner of the South East quarter of Section Twenty Township Twenty five Range Twenty six N 37 W, thence East One hundred and sixty rods, thence north five rods, thence West One hundred and sixty rods, thence South five rods to the place of beginning - And Whereas, notice of said application was duly and personally served upon said minor according to law: And Whereas, also, at the said November term, A.D. 1867 of said County Court, the said J. M. Johnston in his capacity of Guardian aforesaid, was ordered and empowered to sell among other lands, the following, to wit, Commencing forty nine (49) rods north of the South West corner of the South East quarter of Section Twenty, Township Twenty five, Range Twenty six, thence East One hundred and sixty rods, thence north five rods, thence West One hundred and sixty rods, thence South five rods, to the place of beginning. 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 Samuel M. Greger of Madison County, in the State of Iowa, for the sum of One hundred Dollars, Now, Therefore, Know ye, that I the said J. M. Johnston 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 One hundred Dollars, to me paid by the said Samuel M. Greger, the receipt whereof I hereby acknowledge, do by these presents grant, bargain, sell and convey unto the said Samuel M. Greger, 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

Commencing forty nine rods North of the South West corner of the South East quarter of Section Twenty, Township Twenty five, Range Twenty six, thence East One hundred and sixty rods, thence North five rods,

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thence West One hundred and fifty rods, thence South five rods to the place of beginning, To Have and To Hold the said described premises unto the said Samuel M Greger, his heirs and assigns forever. And I, the said J M Johnston for myself, my executors and administrators, do hereby covenant with the said Samuel M Greger, 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 Samuel M Greger, against the lawful claims of said minors, and all persons claiming or to claim the same, through or under them, or either of them. - In Testimony Whereof, I have hereunto set my hand and seal, this second day of October AD 1868

{ U.S. R. St. 50¢ }
{ July 21-2-1868 }

J M Johnston *[Signature]*
Guardian as aforesaid.

State of Iowa }
County of Madison }

Be it Remembered, that on the second day of October AD 1868 before the undersigned, A J B Cummings a Notary Public in and for said County, personally appeared J M Johnston, Guardian 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,

"I O"

A J B Cummings Notary Public
Madison County Iowa

State of Iowa }
Madison County }

In the County Court of said County, The above and foregoing deed of conveyance executed by J M Johnston Guardian &c, as stated therein, to Samuel M Greger, 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 Samuel M Greger be, and the same are hereby expressly approved,

In Witness Whereof, I the Judge of said Court and County, and the seal thereof hereto affixed at my office the 2nd day of October AD 1868

"I O"

J C Gilpin
Judge of said Court

Filed for record March 8th 1869 at 5 o'clock PM

O A Moser Recorder