

MADISON COUNTY, IA - BOOK W

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W^m M. Anderson Adm.
 To { Deed } To all to whom these presents shall come;
 Thos C. Young

I, W. M. Anderson of the County of Madison and State of Iowa, Administrator of the Estate of Johnson Puckett late of Madison County Iowa, deceased, intestate, send greeting;

Whereas, the personal estate of said deceased was found inadequate to satisfy the charges against the said Estate and application having been made for license to sell so much of ~~the~~ Real Estate as would be sufficient therefor, after a full statement of all the ~~charges~~ against said Estate, and a full account of the disposition of the personal Estate had been rendered; and whereas, by an order of the County Judge of the said County of Madison made at a County Court held at Winterset in said County of Madison on the 27th day of March A.D. 1861, I the said Administrator was licensed and empowered to sell and convey the Real Estate of the said Johnson Puckett hereinafter described; and whereas I have caused the said Real Estate to be appraised and the appraisement duly filed according to law, all of which will more fully appear, reference being had to the records of said Court, and whereas I the said Administrator having complied in all respects with the law in such cases required and with the order and direction of the said Madison County Court, did on the day of A.D. 18 pursuant to the license aforesaid, sell by private sale the Real Estate hereinafter described, to Thomas C. Young of the County of Madison and State of Iowa, for the sum of One hundred and twenty five dollars, that being the highest price offered therefor, and the appraised value thereof.

Now Therefore, Know ye that I, the said W. M. Anderson Administrator by virtue of the power and authority in me vested, as aforesaid, and in consideration of the sum of One hundred and twenty five dollars, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said Thomas C. Young, his heirs and assigns, all that certain tract or parcel of Real Estate, situated in the County of Madison and State of Iowa, described as follows, to-wit;

Lots One and two (1 & 2) in Block Fourteen (14) in the Addition to the town of St. Charles.

To have and to hold, the above granted premises, with all the appurtenances thereto belonging, to the said Thomas C. Young, his heirs and assigns forever. — And I, the said W. M. Anderson do hereby covenant with the said Thomas C. Young his heirs and assigns, that in conducting said sale, I have complied with all the

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requirements of the Law and of the said Madison County County Court.
 In Witness whereof, I have hereunto set my hand and seal
 this twenty second day of June A.D. 1867

Wm. M. Anderson
 Administrator

U.S. Rev. Sto. 50 cts.
 W. M. A. June 22 1867

The State of Iowa }
 County of Madison } ss

Be it remembered, That on this 22nd day of June
 A.D. 1867, before the Undersigned, a County Judge within and
 for said County, personally appeared Wm. M. Anderson Admr.
 to me personally known to be the identical person whose
 name is affixed to the foregoing deed as grantor and acknowl-
 edged the instrument to be his voluntary act and deed, and
 given for the purposes therein mentioned.

Witness my hand and Official Seal the day and year
 last above written

W. H. Lewis Co. Judge

"L.S."

The State of Iowa }
 County of Madison } ss

In the County Court of said County,
 Witness the foregoing Deed executed by
 Wm. M. Anderson Administrator &c, as stated therein to
 Thomas C. Young has been, by the said Administrator
 this day returned into Court for approval, and it appearing
 to the Court that the said Administrator has complied with
 all the requirements of the Law and of this Court, in making
 such sale and conveyance it is now therefore ordered that
 the said sale and the foregoing Deed of conveyance, be and
 the same are hereby approved. — Witness, W. H. Lewis
 County Judge of Madison County and the Seal thereof hereto
 affixed this twenty second day of June A.D. 1867

"L.S."

W. H. Lewis Judge

Filed for Record April 24th 1869, at 11 1/2 o'clock A.M.

O. A. Moser Recorder