

James Ralston, per Adm.
 To S. M. Robt & J. B. Ralston

To all to whom these presents shall come;

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I, William McDonald of the County of Madison, and State of Iowa Administrator of the Estate of James Ralston 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 claims 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 fourth day of June A.D. 1866, I the said Administrator was licensed and empowered to sell and convey the Real Estate of the said James Ralston 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 Seventh day of July A.D. 1866, pursuant to the license aforesaid, sell by private sale the Real Estate hereinafter described, to S. M. & Robert & James B. Ralston of the County of Madison and State of Iowa, for the sum of Twelve hundred forty two and $\frac{28}{100}$ dollars, that being the highest offered price therefor, and also the appraised value thereof.

Now therefore, Know ye that I, the said William McDonald Administrator by virtue of the power and authority in me vested, as aforesaid, and in consideration of the sum of Twelve hundred forty two & $\frac{28}{100}$ dollars, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said S. M. & Robert & James B. Ralston their 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:

The East half of the South West quarter, and the South West quarter of the South West quarter (except six acres off the North side) both of Section Fourteen (14), and the South West quarter of the South East quarter of Section Fifteen (15) Township Seventy six (76) Range Twenty nine (29), and the North half of the North half of the North West quarter of the North West quarter of Section Seventeen (17) (except three (3) acres off the West end of the same) all in Township 76 Range 28 West of 3^d P. M. -

To have and to hold, the above granted premises, with all the appurtenances thereto belonging, to the said S. M. & Robert & James B. Ralston their heirs and assigns forever. - And I, the said William McDonald do hereby covenant with the said S. M. & Robert & James B. Ralston their heirs and assigns, that in conducting said sale, I have complied with all the requirements of the law of the said Madison County County Court. In witness whereof, I have hereunto set my hand and seal this Twenty first day of November A.D. 1867.

Wm McDonald Administrator

The State of Iowa } ss
County of Madison }

Wd Rev St § 120
W. H. D. Nov 21 1867

Be it remembered, That on this 21st day of November A.D. 1867, before the undersigned a County Judge within and for said County, personally appeared William McDonald to me personally known to be the identical person whose name is affixed to the foregoing deed as grantor and acknowledged 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. -

L.S.

W. H. Lewis Co. Judge

The State of Iowa } ss
County of Madison }

Witness the foregoing Deed executed by William McDonald Administrator &c., as stated therein to S. M. & Robert & James B. Ralston has been, by 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 first day of November A. D. 1867,

L.S.

W. H. Lewis Co. Judge

Filed for Record Jan. 5th 1870, at 2 1/2 o'clock P. M.

O. A. Moser Recorder