

279
 Jesse Painter, per Guar.
 To ³/₄ Deed
 Robert Cyre

To all to whom these presents shall come;

Rhoda Bryan (formerly Rhoda Painter) of Madison County, State of Iowa, Guardian of the persons and property of Dayton, William and David Painter minor children and heirs at law of Jesse Painter deceased, sends greeting;

Whereas the said Rhoda (Painter) Bryan guardian as aforesaid, heretofore, to-wit: at the June session A.D. 1869. of the Circuit Court of Madison County and State of Iowa, made application to the said Court to sell — The undivided three-eighths ($\frac{3}{8}$) of the East half of the North West quarter, and the West half of the North East quarter of Section Thirty-four (34), and the South half of the South West, and the East half of the North East of the North West of Section Twenty seven (27), and the North West of the North East of Section Thirty three (33), all in Township Seventy four (74) Range Twenty seven (27) ($\frac{3}{8}$ of 300 Acres. — And whereas, notice of said application was duly and personally served upon said minors according to law: — And whereas, also, at the said June term A.D. 1869, of said Circuit Court, the said Rhoda (Painter) Bryan in her capacity of guardian aforesaid, was ordered and empowered to sell the undivided three-eighths ($\frac{3}{8}$) of the East half of the North West quarter and the West half of the North East quarter of Section Thirty-four (34) and the South half of the South West, and the East half of the North East of the North West of Section Twenty seven (27), and the North West of the North East of Section Thirty three (33) all in Township Seventy-four (74) Range Twenty seven (27) ($\frac{3}{8}$ of 300 A.). —

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 Circuit Court,) to Robert Cyre of Madison County, in the State of Iowa for the sum of Twenty four hundred \$2400⁰⁰ Dollars. — Now therefore, know ye, that I, the said Rhoda (Painter) Bryan in my capacity of guardian aforesaid, by virtue of the authority vested in me by said Circuit Court, and in pursuance of the said order of said Court, in consideration of the sum of Twenty four hundred (\$2400⁰⁰) Dollars, to me paid by the said Robert Cyre 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 three-eighths ($\frac{3}{8}$) of the East half of the North West quarter, and the West half of the North East quarter of Section Thirty four (34), and the South half of the South West, and the East half of the North East of the North West of Section Twenty-seven (27), and the North West of the North East of Section Thirty three (33) all in Township Seventy four (74) Range Twenty seven (27) ($\frac{3}{8}$ of 300 Acres)

To have and to hold the said described premises unto the

said Robert Cyre heirs and assigns forever. — And I, the said Rhoda (Painter) Bryan for myself, my executors and administrators, do hereby covenant with the said Robert Cyre 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 Robert Cyre 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 24th day of December A.D. 1869.

Rhoda Bryan
Guardian as aforesaid

U.S. Revs. \$2.50
R. B. Dec. 24. 1869

State of Iowa }
County of Madison } ss

Be it remembered, that on the 24th day of December A.D. 1869, before the undersigned Jom. C. Gilpin a County Judge in and for said County, personally appeared Rhoda (Painter) Bryan 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.

"J. C."

J. C. Gilpin Co. Judge
Madison County Iowa.

State of Iowa }
Madison County } ss

In the Circuit Court of said County.
The above and foregoing deed of conveyance executed by Rhoda (Painter) Bryan guardian &c., as stated therein, to Robert Cyre 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 Robert Cyre be, and the same are hereby expressly approved,

Witness, Judge of said court, the 27th day of December A.D. 1869.

Frederick Mott
Circuit Judge

Recorded in book "F" pages 428 & 430
Probate Records. —

Filed for Recd Feb. 14th 1870, at 10³/₄ o'clock A.M.

O. A. Moser Recorder.