

Benj. Roberts, per Guar.
 To } Deed
 Rebecca Walker

To all to whom these presents shall come;

B. F. Brown Guardian of the minor heirs of Benj. Roberts deceased of Madison County, State of Iowa, Guardian of the persons and property of Elihu Roberts, William H. Roberts, Orrick H. Roberts & Hannah E. Roberts minors as aforesaid, sends greeting; whereas the said B. F. Brown Guardian as aforesaid, heretofore to-wit at the March Session A. D. 1867 of the County Court of Madison and State of Iowa, made application to the said Court, to sell among other real estate, the East half of the South East quarter Section One, Township Seventy four, Range Twenty seven, Madison County Iowa, - And Whereas, notice of said application was duly and personally served upon said minors according to law; And, Whereas, also, at the said March term A. D. 1867, of said County Court, the said B. F. Brown in his capacity of Guardian aforesaid was ordered and empowered to sell said real estate above described with other real estate belonging to his said wards.

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 Rebecca Walker of Madison County, in the State of Iowa, for the sum of Eighty (80⁰⁰) Dollars.

Now Therefore, Know ye, That I, the said, B. F. Brown 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 Eighty (80⁰⁰) Dollars, to me paid by the said Rebecca Walker (the receipt whereof I hereby acknowledge) do by these presents grant, bargain, sell and convey unto the said Rebecca Walker and to her heirs and assigns forever, the following described tract of Real Estate, lying and being situated in the County of Madison and State of Iowa to-wit:

Five Acres off of the South side of the North East quarter of the South East quarter of Section One, Township Seventy four, Range Twenty seven, commencing at the South East corner of said North East quarter of said South East quarter of Section One, thence West Eighty (80) rods, thence North ten (10) rods, thence East Eighty rods, thence South to the place of beginning. - To have and to hold, the said described

premises unto the said Rebecca Walker and to her heirs^{and} assigns forever.— And I the said B. F. Brown Guardian for myself, my executors and administrators do hereby covenant with the said Rebecca Walker her 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, the above granted premises to the said Rebecca Walker 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 22nd day of February A.D. 1868

USD No. 50 cts.
B. F. Brown
Feb. 22-1868

B. F. Brown
Guardian as aforesaid.

State of Iowa
County of Madison } ss

Be it remembered, that on the 22nd day of February A.D. 1868, before the undersigned, J. C. Gilpin a County Judge in and for said County, personally appeared B. F. Brown 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 his 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 County Judge
Madison County Iowa.

State of Iowa }
Madison County } ss

In the County Court of said County:

The above and foregoing Deed of Conveyance, executed by B. F. Brown Guardian &c., as stated therein to Rebecca Walker 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 Rebecca Walker be, and the same is hereby expressly approved.

Witness J. C. Gilpin Judge of said Court, and County, and the Seal thereof hereto affixed at his office the 22nd day of February A.D. 1868

"J. C."

J. C. Gilpin
Judge of said Court.

Recorded Book C. page 446-447.448

J. C. Gilpin Co. Judge

Filed for Record Feb. 14 1870, at 1 o'clock P. M.

O. A. Mouser Recorder