

J. M. Johnston Guar.
Deed

To all to whom these presents shall come;

J. M. Browne

I, J. M. Johnston of Madison County, State of Iowa, Guardian of the persons and property of Lorinda Johnston, Catharine Johnston, Henrietta Johnston, Eliza Johnston, and Nancy Ellen Johnston, minor J. C. Johnston late of Madison County, deceased, 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 the following lands of his said wards, to-wit: - Commencing Twenty seven rods North of the South West corner of the South East quarter of Section Twenty, Township Seventy five, Range Twenty six N. 5th P. M. Iowa, thence running East One hundred & fifty and fifty nine one hundredths rods, thence North Twelve rods, thence West One hundred & fifty and fifty nine one hundredths rods, thence South Twelve 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 ~~as~~ aforesaid was ordered and empowered to sell among other the following land to-wit. Commencing Twenty-seven rods North of the South West corner of the South East quarter of Section Twenty Township Seventy five, Range Twenty six, thence East One hundred and fifty and fifty nine one hundredths rods, thence North Twelve rods, thence West One hundred & fifty and fifty nine one hundredths rods, thence South Twelve 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 J. M. Browne of Madison County in the State of Iowa for the sum of Two hundred & Twenty ~~five~~ & a half dollars.

Now therefore, Know ye, That I, the said J. M. Johnston in my capacity of Guardian as aforesaid, and 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 Two hundred & twenty five & a half dollars, to me paid by the said J. M. Browne the receipt whereof I hereby acknowledge, do by these presents grant, bargain, sell and convey unto the said J. M. Browne 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 Twenty seven rods North of the South West corner of the South East quarter of Section Twenty, Township Seventy five, Range Twenty six, thence East One hundred and fifty and fifty nine one hundredths rods, thence North Twelve rods, thence West One hundred and fifty and fifty nine one hundredths rods, thence South Twelve rods to the place of beginning. -

To have and to hold, the said described premises unto the said J. M. Browne - heirs and assigns forever. — And I the said J. M. Johnston for myself, my executors and administrators do hereby covenant with the said J. M. Browne 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 J. M. Browne 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 14th day of April A. D. 1868.

US Dist. Ct. 50 Cts.
J. M. J. Oct 2, 1868

J. M. Johnston
Guardian as aforesaid.

State of Iowa }
County of Madison } ss

Be it remembered that on the fourteenth day of April A. D. 1868, before the undersigned H. J. B. Cummings a Notary Public in and for said County, personally appeared J. M. Johnston 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 Notarial Seal the date above written.

"L.S."

H. J. B. Cummings
Notary Public 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 J. M. Johnston Guardian, &c., as stated therein, to J. M. Browne 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 J. M. Browne be, and the same are hereby expressly approved.

Witness, J. C. Gilpin Judge of said Court and County, and the seal thereof hereto affixed at his office the 21st day of April A. D. 1868.

"L.S."

J. C. Gilpin
Judge of said Court.

Filed for Record March 9 1870, at 11 1/2 o'clock A. M.

O. A. Moser Recorder