

331

Henry Rogers Guar.
 To³ Deed
 August Hoppner

To all to whom these presents shall come;

Henry Rogers of Cass County, State of Iowa, guardian of the persons and property of John Van M, Mitchell R, Isaac H, Benj. B, & Lydia J. Debusk minor heirs of Anna Debusk deceased, sends greeting; Whereas the said Henry Rogers guardian as aforesaid, heretofore, to-wit: at the December session, A. D. 1868, of the County Court of Madison, and State of Iowa, made application to the said Court to sell the interests of his said wards, to-wit - Five eighths of the SW¹/₄ of SE¹/₄ of Sec. 20, and Five eighths of the N¹/₂ NW¹/₄ NW¹/₄ Sec. 27, all in Tp 75 - Range 27 - among other real estate, and whereas, notice of said application was duly and personally served upon said minors according to law; - And whereas, also, at the said December term A. D. 1868, of said County Court, ^{the} said Henry Rogers in his capacity of guardian aforesaid, was ordered and empowered to sell the said interests of his said wards, to-wit, the undivided five eighths of said above described real estate among other real estate to them belonging.

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 August Hoppner of Madison County, in the State of Iowa, for the sum of Six hundred and Sixty six and $\frac{2}{3}$ \$666 $\frac{2}{3}$ Dollars,

Now therefore, know ye, that I, the said Henry Rogers 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 sum of Six hundred and Sixty six and $\frac{66\frac{2}{3}}{100}$ dollars, to me paid by the said August Hoppner the receipt whereof I hereby acknowledge, do by these presents grant, bargain, sell and convey unto the said August Hoppner 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 $\frac{5}{8}$ of the South West quarter of the South East quarter of Sec. Twenty, and the undivided $\frac{5}{8}$ th of the North half of the North West quarter of the North West quarter of Section Twenty seven, all in Township Seventy five, Range Twenty seven - $\frac{5}{8}$ of SW¹/₄ of SE¹/₄ 20. 75. 27 & N¹/₂ NW¹/₄ NW¹/₄ 27. 75. 27 -

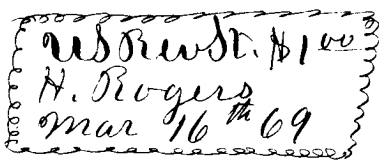
To have and to hold the said described premises unto the said August Hoppner and to his heirs and assigns forever. And I, the said Henry Rogers for myself, my executors and administrators, do hereby covenant with the said August Hoppner and his heirs and assigns, that in making the said sale, I have 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 August Hoppner 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 15th day of March A.D. 1869.

Henry Rogers
Guardian as aforesaid

State of Iowa }
County of Madison }^{ss}



Be it remembered, that on the 15th day of March A.D. 1869, before the undersigned, J. C. Gilpin a County Judge in and for said County, personally appeared Henry Rogers 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. Gilpin

J. C. Gilpin
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 Henry Rogers guardian &c., as stated therein, to August Hoppner 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 August Hoppner be, and the same are hereby expressly approved, subject to approval of Circ. Court.

Witness D. C. Cooper Clerk of said Court and County, and the seal thereof hereto affixed at my office the 16th day of March A.D. 1869

D. C. Cooper Clerk
of said Court.

Approved, Frederick Mott
Judge 2nd Circ. 5th Dist. Iowa.

Recorded Probate Records Book "F" page 177

D. C. Cooper Clerk Circ. Court.

Filed for Record March 19th 1870, at 2 1/2 o'clock P.M.

O. A. Moser Recorder