

Benj. Roberts, by Guar.
To { Deed
Henry Hollingshead

To all to whom these presents shall come;

B. F. Brown of Madison County, State of Iowa, Guardian of the persons and property of Elihu Roberts, William Roberts, Orrick Roberts & Hannah Roberts minor heirs of Benjamin Roberts deceased, 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 Co. and State of Iowa, made application to the said Court, to sell the South West fractional quarter of Section Six, the South West fractional quarter of Section Seven, the North West quarter of the South East quarter of Section Seven, all in Township Seventy four, Range Twenty six, - And the East half of the South East quarter of Section One, in Township Seventy four, North of Range Twenty seven, in 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 April 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,

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 Henry Hollingshead of Madison County in the State of Iowa, for the sum of One hundred and Seventy six dollars \$176⁰⁰/₁₀₀. - Now therefore, know ye, that I, the said B. F. Brown in my capacity of Guardian as aforesaid, by virtue of the authority in me vested by said County Court, and in pursuance of the said order, of said Court, in consideration of the said sum of One hundred and Seventy six Dollars \$176⁰⁰/₁₀₀ to me paid by the said Henry Hollingshead (the receipt whereof I hereby acknowledge) do by these presents grant, bargain, sell and convey unto the said Henry Hollingshead 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:

Ten Acres out of the North East quarter of the South East quarter of Section One (1) Township Seventy four (74) Range Twenty seven (27) bounded as follows, to-wit: - Commencing at a point twenty rods South, of the North East corner of said South East quarter of Section One - running thence West Eighty rods, thence South twenty rods, thence East Eighty rods, thence North twenty rods to the place of beginning - Containing Ten (10) Acres -

To have and to hold, the said described premises unto the said Henry Hollingshead his heirs and assigns forever. - And I the said B. F. Brown Guardian for myself, my executors and administrators

do hereby covenant with the said Henry Hollingshead 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 as aforesaid, I will warrant and defend the above granted premises to the said Henry Hollingshead 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 21st day of January A.D. 1868

B. F. Brown
Guardian as aforesaid

Witness 50 cts
B. F. Brown
Jan 21. 1868

State of Iowa }
County of Madison }

Be it remembered, that on the 21st day of January 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. Gilpin"
J. C. Gilpin Judge
of 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 Henry Hollingshead 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 Henry Hollingshead 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 21st day of January A.D. 1868.

"J. C. Gilpin"
"J. C. Gilpin"

J. C. Gilpin
Judge of said Court

Recorded in Probate Records
book "C" page 418, — J. C. Gilpin Co. Judge

Filed for Record March 25th 1870, at 1 o'clock P.M.

O. A. Mosser Recorder