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 ② To: *Sira Sanders by his Admr.*
Deed
John Sanders

To all to whom these presents shall come

I, Moses Pefley of the County of Madison and State of Iowa, Administrator of the Estate of Sira Sanders, late of said County, deceased, intestate, send greeting: Whereas, the personal Estate of said deceased was found inadequate to satisfy the charges against the said Estate and application having been made for license to sell so much of the Real Estate as would be sufficient therefor, after a full statement of all the claims against said Estate, and a full account of the disposition of the personal Estate had been rendered; and whereas, by an order of the County Judge of the said County of Madison made at a County Court held at Winterset in said County of Madison on the 7th day of December A.D. 1867, I the said Administrator was licensed and empowered to sell and convey the Real Estate of the said Sira Sanders hereinafter described; and whereas I have caused the said Real Estate to be appraised and the appraisement duly filed according to law, all of which will more fully appear, reference being had to the records of said Court, and whereas I the said Administrator having complied in all respects with the law in such cases required and with the order and direction of the said Madison County Court, did on the 2nd day of October A.D. 1869, pursuant to the license aforesaid, sell by private sale the ~~Ricambe~~ Estate hereinafter described, to John Sanders of the County of Madison and State of Iowa, for the sum of Three hundred sixty six & ⁶⁰/₁₀₀ dollars, that being the highest offered price therefor, and the appraised value thereof.

Now therefore, Know ye that I, the said Moses Pefley Administrator by virtue of the power and authority in me vested, as aforesaid, and in consideration of the sum of Three hundred sixty six & ⁶⁰/₁₀₀ Dollars, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said John Sanders his heirs and assigns, all that certain tract or parcel of Real Estate, situated in the County of Madison and State of Iowa, described as follows, to-wit:

The North West gr. of the North West gr. of Section No Twelve, Township Seventy five Range Twenty seven, Except Six and two thirds ($6\frac{2}{3}$) acres out of the South West corner of said forty Acres.

To have and to hold, the above granted premises, with all the appurtenances thereto belonging, to the said John Sanders his heirs and assigns forever.

And I, the said Moses Pefley do hereby covenant with the the said John Sanders his heirs and assigns, that in conducting said sale, I have complied with all the requirements of the Law and of the said Madison County Court.

In witness whereof, I have hereunto set my hand and seal
this 8th day of October A.D. 1869.

Moses Pefley Admr.

W. B. RUST. 5 Oct.
M. P. - Oct. 8/69

The State of Iowa } ss
County of Madison }

Be it remembered, That on this 8th day of
October A.D. 1869, before the Undersigned, a Clerk Circ. Court
within and for said County, personally appeared Moses Pefley
to me personally known to be the identical person whose name
is affixed to the foregoing deed as grantor, and acknowledged
the instrument to be his voluntary act and deed, and given
for the purposes therein mentioned.

Witness my hand and official Seal the day and year last above
written.

"L. S."

D. C. Cooper
Clerk C. C.

The State of Iowa } ss
County of Madison }

In the Circuit Court of said County.

Witness the foregoing Deed executed by Moses Pefley
Administrator &c. as stated therein to John Sanders has been
by the said Administrator this day returned into Court for
approval, and it appearing to the Court that the said Admin-
istrator has complied with all the requirements of the Law
and of this Court, in making such sale and conveyance, it is
now therefore ordered that the said sale and the foregoing Deed
of conveyance, be and the same are hereby approved.

Recorded in Probate Records
Book F. pages 355 & 356.

Frederick Mott
Circuit Judge

Filed for Record April 7th 1870, at 11 1/2 o'clock A.M.
O. A. Moser Recorder