

Truman B. Gorton, by Guar. of Minors

To } Deed

Richard P. Hoover

To all to whom these presents shall come,

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Elizabeth Gorton of Rock Island County, State of Ill. guardian of the persons and property of Jno. S. Gorton, Truman B. Gorton, Nellie Gorton & Lodena B. Gorton minor heirs of Truman B. Gorton deceased, sends greeting: Whereas the said Elizabeth Gorton guardian as aforesaid, heretofore, to-wit; at the September session A.D. 1869, of the Circuit Court of Madison County, and State of Iowa, made application to the said Court to sell $\frac{2}{3}$ interest in the following described real estate, subject to dower. — The West half ($\frac{1}{2}$) of the South West $\frac{1}{4}$ and seven and one half ($7\frac{1}{2}$) Acres off of the West side of the East half ($\frac{1}{2}$) of the South West $\frac{1}{4}$ of Sec. number Twenty-seven (27) Township number Seventy six (76) Range number Twenty nine (29) West. — And whereas, notice of said application was duly and personally served upon said minor according to law; And whereas, also, at the said September term A.D. 1869, of said Circuit Court, the said Elizabeth Gorton in her capacity of guardian aforesaid, was ordered and empowered to sell all of said lands, the interest of said wards, being $\frac{2}{3}$ subject to dower of all said lands, — 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 all of the said real estate which the said guardian was empowered to sell by said order of said Circuit Court,) to Richard P. Hoover of _____ County, in the State of Iowa for the sum of Three hundred fifty five & $\frac{5}{100}$ Dollars. — Now therefore, know ye, that I, the said Elizabeth Gorton in my capacity of Guardian as aforesaid, by virtue of the authority vested in me by said Circuit Court, and in pursuance of the said order of said Court, in consideration of the sum of Three hundred fifty five & $\frac{5}{100}$ Dollars, to me paid by the said Richard P. Hoover the receipt whereof I hereby acknowledge, do by these presents grant, bargain, sell and convey unto the said Richard P. Hoover 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 two thirds of the following described Real Estate subject to dower. — The West half ($\frac{1}{2}$) of the South West $\frac{1}{4}$ and seven and one half ($7\frac{1}{2}$) Acres off of the West side of the East half ($\frac{1}{2}$) of the South West $\frac{1}{4}$ of Sec. No Twenty seven (27) Township Seventy six (76) Range Twenty nine (29). —

To have and to hold the said described premises unto the said Richard P. Hoover his heirs and assigns forever.

And I the said Elizabeth Gorton for myself, my executors and administrators, do hereby covenant with the said Richard P. Hoover 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 Richard P. Hoover 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 16th day of December A.D. 1869.

Elizabeth Gorton L.S.
Guardian as aforesaid.

Ord. Recd. 50 cts.
E. G. Dec 16 1869

State of Illinois }
County of Rock Island }^{ss}

Be it remembered, that on the 16th day of December A.D. 1869, before the undersigned Edward D. Sweeney a Notary Public in and for said County, personally appeared Elizabeth Gorton 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 her voluntary act and deed.

In witness whereof, I have hereunto set my hand and affixed my Notarial Seal the date above written.

"L.S."

Edward D. Sweeney
Notary Public

State of Iowa }
Madison County }^{ss}

In the Circuit Court of said County;

The above and foregoing deed of conveyance executed by Elizabeth Gorton guardian &c., as stated therein, to Richard P. Hoover 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 Richard P. Hoover be, and the same are hereby expressly approved.

Witness Frederick Mott Judge of said Court and County, and the seal thereof hereto affixed at Winterset Iowa on the 2^d day of April A.D. 1870.

"L.S."

Frederick Mott
Judge of said Court

Recorded in Book "F" Pg. 439-40
Filed for Land Probate Records

D. C. Cooper Clerk

Filed for Record April 15th 1870, at 2 o'clock P.M.
O. A. Moser Recorder