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Mary Rinehart Guar.
To } Deed
Clara C. R. Beck

To all to whom these presents shall come;

Mary Rinehart of Fort Madison Lee County, State of Iowa, Guardian of the person and property of William B. Lyzman a Minor sends greeting; Whereas the said Mary Rinehart Guardian as aforesaid, heretofore to-wit: at a term of the Circuit Court of the first circuit of the first Judicial District of Iowa, made application to sell 40 acres of land in Madison County Iowa, described as follows;

The South East $\frac{1}{4}$ quarter of the South West $\frac{1}{4}$ quarter of Section (21) Twenty-one, Township, 77, Seventy seven, Range, 27, Twenty seven West, all situated in Madison County, in the State of Iowa.

And whereas, Notice of said application was duly and personally served upon said minor according to law; And whereas; also, at the said term of said Circuit Court, the said Mary Rinehart in her capacity of Guardian aforesaid, was ordered and empowered to sell the property above described at public or private sale, but in the latter case for not less than the appraised value thereof. - 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 the said Real Estate which the said Guardian was empowered to sell by said order of said Circuit Court,) to Clara C. R. Beck of Ft. Madison, Lee County, in the State of Iowa, for the sum of Three hundred dollars, at which sum it has been duly appraised.

Now, therefore, Know ye, that I, the said Mary Rinehart in my capacity of Guardian as aforesaid, by virtue of the authority vested in me by said Court, and in pursuance of the order of said Court, in consideration of the sum of \$300 Three hundred Dollars, to me paid by the said Clara C. R. Beck, the receipt whereof I hereby acknowledge, do by these presents grant, bargain sell and convey unto the said Clara C. R. Beck and to her heirs and assigns forever, the following described tract of Real Estate, lying and being situated in the County of _____ and State of Iowa, to-wit: the above described forty acres of land situate in Madison County, Iowa -

The South East quarter of the South West quarter of Section Twenty-one, Township Seventy seven, Range Twenty seven West.

To have and to hold the said described premises unto the said Clara C. R. Beck her heirs and assigns forever. - And I the said Mary Rinehart for myself, my executors and administrators do hereby covenant with the said Clara C. R. - her 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 Clara C. R. - against the lawful claims of said minor and all persons claiming or to claim the same by, through or under him. - In testimony whereof, I have hereunto set my hand and seal this fifteenth day of April A.D. 1875

W.D. Revdt. 50c
April 15/70. 16 R.

Mary Rinehart (S)
Guardian as aforesaid

For correction of date of the Annexed Deed
see page 523 of this book

State of Iowa }
 Lee County }^{ss} Be it remembered, that on the fifteenth day of April
 A.D. 1870, before the undersigned, Francis O. Dorr a Notary
 Public within and for said County, personally appeared Mary Rine-
 hart 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 here-
 unto set my hand and affixed my Notarial Seal, the date above written,
 "L.S." Francis O. Dorr
 Notary Public for Lee County Iowa

State of Iowa }
 Lee County }^{ss} In the Circuit Court of said County:
 The above and foregoing Deed, ~~of conveyance~~ conveyance, executed
 by Mary Rinehart Guardian &c., as stated therein, to Clara C. R. Beck
 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 Clara C. R. Beck be and the same are
 hereby approved. - Witness John B. Drayer Judge of the Circuit
 Court of the first circuit of the first Judicial District of Iowa, and the
 Seal of said Court affixed, this 18th day of April A.D. 1870.
 "L.S." John B. Drayer
 Circuit Judge Lee Co. Iowa

Filed for Record May 14th 1870, at 6 1/2 o'clock A.M.

O. A. Moser Recorder