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Elizabeth Williams Guar.
To: Deed
Catharine A. Hayden

To all to whom these presents shall come;

Elizabeth Williams of Madison County, State of Iowa, guardian of the persons and property of Nancy Ann Williams, Joseph William Williams, Thomas Page Williams & John Franklin Williams, minor heirs of John Williams deceased sends greeting;

Whereas the said Elizabeth Williams guardian as aforesaid, heretofore, to-wit: at the April session, A. D. 1869 of the Circuit Court of Madison County and State of Iowa, made application to the said Court to sell the North West quarter of the North West quarter of Section Twenty two (22), and Ten Acres off the West side of the South East quarter of the North East q. of Section Sixteen (16) Township Seventy five Range Twenty eight West, containing Fifty Acres more or less -

And whereas, notice of said application was duly and personally served upon said minor - according to law.

And whereas, also at the said April term A. D. 1869, of said Circuit Court, the said Elizabeth Williams in her capacity of guardian aforesaid, was ordered and empowered to sell the aforesaid Real Estate. - 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 County Court) to Catharine A. Hayden of Madison County, in the State of Iowa, for the sum of Four hundred Dollars.

Now therefore, know ye, that I, the said Elizabeth Williams in my capacity of guardian 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 Four hundred dollars, to me paid by the said Catharine A. Hayden the receipt whereof I hereby acknowledge, do by these presents grant, bargain, sell and convey unto the said Catharine A. Hayden and to her 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 said North West q. of North West q. of Sec. 22, & 10 Acres off W. side of S.E. NE Sec. 16, 75. 28

To have and to hold the said described premises unto the said Grantee her heirs and assigns forever.

And I, the said Elizabeth Williams for myself, my executors and administrators, do hereby covenant with the said Grantee 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 Grantee

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 7th day of April A. D. 1869.

Elizabeth Williams
Guardian as aforesaid.

State of Iowa }
County of Madison } ss

W.D. Brewst. 50c
E.W. Apr 7: 1869

Be it remembered, that on the 7th day of April A. D. 1869, before the undersigned V. Wainwright a Notary Public in and for said County, personally appeared Elizabeth Williams 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.

V. Wainwright
Notary Public
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 Elizabeth — guardian &c. as stated therein, to Catharine A. Hayden 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 Catharine A. Hayden be, and the same are hereby expressly approved.

Witness Frederick Mott Judge of said Court the 7th day of April A. D. 1869.

Frederick Mott
Judge of said Court

Recorded Probate Rec^d, pg. 229

Filed for Record June 22^d 1870, at 10 o'clock P. M.

O. A. Moser Recorder