

551 Geo. M. Gray, by Guar. of Minors
 To Deed John Cunningham To all to whom these presents, shall come,

Whereas, A. C. Bidwell Guardian of Wilmer Gray and Emma Gray minor heirs of George M. Gray deceased, heretofore to-wit, at the July term A.D. 1870 of the Circuit Court of Polk County and State of Iowa, made application to said Court for authority to sell the Real Estate hereinafter described. — And whereas notice of said application was duly & personally served upon said minors according to law: — And whereas also at the said July term A.D. 1870 of said Circuit Court the said A. C. Bidwell in his capacity of guardian as aforesaid was ordered & empowered to sell the interest of said minors in & to the following real estate, to-wit:

Part of Section				Section	Township	Range	Acres
The South half of the North West quarter —				10	76	26	80
The North West quarter of the North West quarter —				10	76	26	40
The South West quarter of the North East quarter —				10	76	26	40
The North West quarter of the South West quarter —				10	76	26	40
The North East quarter of the North East quarter —				9	76	26	40
The East half of the North West quarter of the North West quarter				9	76	26	20
The North half of South East quarter of the North East quarter				9	76	26	20
& The North West quarter of the North West quarter				15	76	26	40

Containing in all Three hundred & twenty acres more or less — & situated in Madison County Iowa: — And whereas the said guardian has sold the interest of his said wards in & to said Real Estate being and Undivided two thirds interest in the whole of said Real Estate, to John Cunningham of the County of Madison & State of Iowa for the sum of One thousand one hundred & seventy three ³/₁₀₀ Dollars, that being the appraised value thereof. — Now therefore, know ye, that I the said A. C. Bidwell

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 the said Court, in consideration of the said sum of One thousand one hundred & Seventy three ³³/₁₀₀ dollars to me paid by the said John Cunningham, do by these presents grant, bargain, sell and convey unto the said John Cunningham and to his heirs and assigns forever all the right title and interest of the said Wilmer Gray & Emma Gray & each of them in or to said Real Estate, the same being an undivided two thirds interest therein. — To have and to hold unto the said John Cunningham & to his heirs and assigns forever. —

And I hereby covenant with the said John Cunningham that in making the said sale I have in all things observed and complied with the requisitions of the law & of the order of the Court in the premises. — Witness my hand this 19th day of September A.D. 1870

The State of Iowa }
Polk County }^{ss}

Notary Public, \$1.50
A. C. B. — Guardian
Sept. 19th 1870

A. C. Bidwell Guardian
of Wilmer & Emma Gray

On this 19th day of September A.D. 1870 personally appeared before the undersigned a Notary Public within & for said County, & State, the above named A. C. Bidwell 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 & guardian, and acknowledged the execution of the said instrument to be his voluntary act and deed. — In witness whereof, I have hereunto set my hand and affixed my seal the date above written.

"L.S."

Jacob M. St. John
Notary Public

The State of Iowa }
Polk County }^{ss}

In the Circuit Court of said County.

Sept. Term 1870.

And now on this 19th day of September A.D. 1870, being the first day of the present Term of this Court, comes A. C. Bidwell Guardian of Elmer Gray & Emma Gray Minor heirs of Geo. M. Gray deceased and makes report of the sale of the Real Estate belonging to said Minors described in the foregoing deed, and returns into Court the foregoing deed for approval by the Court, 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 said sale and conveyance. — It is now here ordered that the said sale and the foregoing conveyance, to John Cunningham be and the same is hereby approved —

State of Iowa }
County of Polk } J. H. H. Griffiths Clerk of the Circuit Court in and
for said County and State, do hereby certify, that on
the 19th day of September A.D. 1870 the same being the 1st day of the Septem-

ber 1870 Term of said Court, there was presented in open Court the report of A. C. Bidwell Guardian of Wilmer and Emma Gray minor heirs of George M. Gray dec^d (with the above and foregoing Deed) showing that he had under and by direction of the Court disposed of, and sold to John Cunningham certain Real Estate being and lying in Madison Co. Iowa, and asking the Court to approve said sale and confirm and approve said Deed made by said A. C. Bidwell as such Guardian (and hereunto attached) to the said John Cunningham conveying to him for the consideration therein named the following described Real Estate, to wit:

The S ¹ / ₂ of the NW ¹ / ₄	10	76	26	80
The NW ¹ / ₄ of the NW ¹ / ₄	10	76	26	40
The S ¹ / ₄ of the NE ¹ / ₄	10	76	26	40
The NW ¹ / ₄ of the S ¹ / ₄	10	76	26	40
The NE ¹ / ₄ of the NE ¹ / ₄	9	76	26	40
The E ¹ / ₂ of the NW ¹ / ₄ of the NW ¹ / ₄	9	76	26	20
The S ¹ / ₂ of the S ¹ / ₄ of the NE ¹ / ₄	9	76	26	20
The NW ¹ / ₄ of the NW ¹ / ₄	15	76	26	40

Containing in all Three hundred and Twenty Acres —
And I further certify that the said Circuit Court did on the 19th day of September order and adjudge that the said sale be approved and that the above deed therefor be confirmed, and that the above and foregoing order attached to the deed is the order and decree of the Court made herein and the same is as full true and complete as the same appears of Record my office.

In testimony whereof I have hereunto set my hand and affixed the seal of said Circuit Court at Des Moines Iowa, this 19th day of September A.D. 1870.

"J.S."

Recorded in Probate Record

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H. H. Griffiths Clerk

H. H. Griffiths Clerk C. C.

J. W. Griffiths Dpty

Filed for Record Dec. 6th 1870, at 10 o'clock P. M.

O. A. Moser Recorder