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20 { Dan^t Chenoweth, per Guar.
 To { Deed
 C. D. Bevington

To all to whom these presents shall come;

William C. Simmons

of Warren County, State of Iowa, guardian of the persons and property of James Chenoweth and Martha Chenoweth minor heirs at law of Daniel Chenoweth Dec'd sends greeting;

Whereas the said William C. Simmons guardian as aforesaid, heretofore, to-wit: at the June session A.D. 1870 of the Circuit Court of Madison County and State of Iowa, made application to the said Court to sell the interest of his wards in the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ Sec. 6 - Tp. 75, Range 27, and the E $\frac{1}{2}$ of SE $\frac{1}{4}$ Sec. 1, Tp 75 - Range 28;

And whereas, notice of said application was duly and personally served upon said minors according to law;

And whereas, also, at the said June Term A.D. 1870, of said Circuit Court, the said William C. Simmons in his capacity of guardian aforesaid, was ordered and empowered to sell the said property of his wards. - 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 a part of the said real estate which the said guardian was empowered to sell by said order of said Circuit Court,) to C. D. Bevington of Madison County, in the State of Iowa, for the sum of Eight hundred & Seventy Dollars. -

Now therefore, know ye, that I, the said William C. Simmons 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 Eight hundred & Seventy Dollars, to me paid by the said C. D. Bevington, the receipt whereof I hereby acknowledge, do by these presents grant, bargain, sell and convey unto the said C. D. Bevington 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 one half of the North West fractional quarter of the South West quarter of Section ~~14~~ 17, Tp 73, Range 27 -

To have and to hold the said described premises unto the said C. D. Bevington and to his heirs and assigns forever. - And I, the said William C. Simmons for myself, my executors and administrators, do hereby covenant with the said C. D. Bevington and 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 C. D. Bevington 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 second day of August A.D. 1870.

State of Iowa }
County of Madison } ss

Notary Public
W. C. Simmons
Aug 2 1870

W. C. Simmons }
Guardian as aforesaid,

Be it remembered, that on the second day of August A.D. 1870, before the undersigned, W. H. Lewis a Notary Public in and for said County, personally appeared William C. Simmons 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 his voluntary act and deed. — In witness whereof, I have hereunto set my hand and affixed my Notarial Seal the date above written.

"S.S."

W. H. Lewis
Notary Public

State of Iowa }
Madison County } ss

Circuit Court Sept. Term 1870.

The foregoing deed executed by William C. Simmons Guardian to C. D. Bevington having been submitted was by the said Court this day approved and the approval made of record.

Witness my official seal and signature this 26th day of September 1870 —

"S.S."

Recorded in book 3, p. 496 } D. E. Cooper Clerk
Probate Records — Circuit Court
D. E. Cooper Clk.

Filed for Record Dec. 15th 1870, at 10 1/2 o'clock A.M.

O. A. Moser Recorder