

R. B. Carter  
 To: Guard Deed  
 T. Van Buskirk

To all to whom these presents shall come,

Robert Bruce Carter of Madison County State of Iowa  
 Guardian of the persons and property of Mary O. Carter and Mary E.  
 Meyer minors and heirs at law of Henry Carter deceased sends greeting  
 Whereas the said Robert Bruce Carter guardian as aforesaid, heretofore  
 to wit at the December session A.D. 1869 of the Circuit Court of Madison  
 County and State of Iowa, made application to the said Court to sell  
 the interests of his <sup>said</sup> wards in certain real estate in said County, herein  
 below described; and whereas, notice of said application was duly and  
 personally, served upon said minors according to law. And whereas  
 also at the said December Term A.D. 1869 of said Circuit Court, the said  
 Robert Bruce Carter in his capacity of guardian aforesaid, was  
 ordered and empowered to sell the said interests of his said wards, in  
 said real estate below described. And whereas also the said guard-  
 ian 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 Thomas  
 Van Buskirk of Madison County in the State of Iowa for the sum  
 of Two thousand Two hundred dollars. Now therefore know ye  
 that I the said Robert Bruce Carter in my capacity of guardian  
 as aforesaid, by virtue of the authority vested in me by said Cir-  
 cuit Court, and in pursuance of the said order of said Court, in  
 consideration of the sum of Two thousand two hundred (\$2200)  
 dollars to me paid by the said Thomas Van Buskirk, the  
 receipt whereof I hereby acknowledge, do by these presents,  
 grant, bargain, sell and convey unto the said Thomas Van Buskirk  
 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 (except the lower interest of  
 John H. Meyer in one third of the same) of the following.  
 The East Half of the South East quarter of Section eighteen, and of  
 the east part of the undivided three fourths of the South East  
 quarter of the southwest quarter of Sec Seven. All in Township  
 Twenty five Range Twenty seven.

To have and to hold the said described premises unto the  
 said Thomas Van Buskirk his heirs and assigns forever.

And I the said Robert Bruce Carter, for myself, my executors  
 and administrators, do hereby covenant with the said Thomas  
 Van Buskirk and his heirs and assigns, that in making <sup>the</sup> said  
 sale, I have in all things observed, and complied with all the requi-  
 sitions of the law, and that as guardian aforesaid, I will warrant  
 and defend the above granted premises to the said Thomas Van  
 Buskirk ~~against the lawful~~ claims of said minors, and all  
 persons claiming the same through or under them.

In testimony whereof I have hereunto set my hand and seal this 7<sup>th</sup> day of February A.D. 1870.

State of Iowa  
Madison County ss

{ U.S. Sec. 168250ct  
R. B. C.  
Feb 7<sup>th</sup> 1870 }

Robert B. Carter 1287  
Guardian as aforesaid

Be it remembered that on the 7<sup>th</sup> day of February A.D. 1870, before the undersigned J. B. Gilpin a Notary Public, in and for said County personally appeared Robert Bruce Carter, 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.

"L.S."

State of Iowa  
Madison County ss

J. B. Gilpin  
Notary Public, Madison County Iowa

In the Circuit Court of said County; the above and foregoing deed of conveyance executed by Robert Bruce Carter, guardian &c as stated therein, to Thomas Van Buskirk, 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 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 Thomas Van Buskirk be, and the same are hereby expressly approved  
Obolness Frederick Mott Judge of said Court, at the seal thereof hereunto affixed at his office the 8<sup>th</sup> day of February A.D. 1870

"L.S."

Filed for Record the 28<sup>th</sup> of Dec. 1870 at 4 o'clock P.M.  
Recorded in Probate Record Book 3 Page 467.

{ Frederick Mott  
Judge of said Court

Filed for Record Dec. 28<sup>th</sup> 1870 at 4 o'clock P. M

O. A. Mouser Recorder