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Phillips To all to whom these presents shall come
 I G. W. Phillips of Guernsey County Ohio do hereby certify
 that the last will and testament of George
 Phillips late of Guernsey County Ohio deceased by vir-
 tue of the powers conferred upon me by said last will
 and testament and said powers having been confirmed
 by the probate court of Guernsey County Ohio
 duly authorizing me by the power of said last will &
 testament to the proceeding in said Probate Court - &c
 to sell the real estate of the said George Phillips deceased here-
 inafter described and in pursuance of a Sale duly made
 made by public contract on the twenty first day of September
 A D 1867 and in consideration of the sum of fifty dol-
 lars to me paid or secured to be paid by John Phillips
 of the County of Madison & State of Iowa the purchaser of
 said real estate hereafter described the receipt where-
 of I hereby acknowledge; do hereby grant, bargain sell and
 convey unto the said John Phillips his heirs and assigns
 forever a certain tract of land situated in the County of
 Madison & State of Iowa and described as follows to wit
 The South East quarter (1/4) of the North West quarter (1/4) of
 Section two (2) Township 16 Range 27 containing forty
 acres more or less; To have and to hold the said tract
 or parcel of land with the privileges thereof to him the said
 John Phillips his heirs and assigns forever, In witness
 whereof I as said executor have hereunto set my hand
 and Seal this eighteenth day of October in the year of
 our Lord one thousand eight hundred and Sixty Seven

James D. Ryan
 S. Potter

U.S. Reg. 100
 G.W.P. Ex.
 Oct 15 1867

G. W. Phillips [S]
 Executor

On this 18th day of October A D 1867 before the undersigned
 State of Ohio } authority personally came the above named G. W. Phillips
 Guernsey County } and acknowledged the signing and sealing of the foregoing
 deed as executor of the last will and testament of George Phillips
 deceased; In witness my hand and Seal of the Probate Court at Cambridge Ohio
 this 18th day October A D 1867 J. J. Joseph Johnson
 Probate Judge

Filed March 24 1873 at 10 o'clock

J. F. Smith
 Recorder