

#660

Elizabeth Briggs
 To 3 Guards Deed
 Walter A. Reed

For some reason

To all To Whome These Presents
 Shall come: Elizabeth Briggs of
 Polk County, State of Iowa, guardian

of the persons and property of Mary B. Briggs George M. Briggs
 Henry C. Briggs Henry L. Briggs William J. Briggs Ella E. Briggs
 and Edward F. Briggs minor heirs of George Briggs deceased
 late of Polk County Iowa, sends greeting: Whereas the said
 Elizabeth Briggs guardian as aforesaid, heretofore, to-wit
 at the September Session A.D. 1871, of the circuit court
 of Polk County and State of Iowa, made application
 to the said court to sell the North East quarter of the
 South West quarter and the North West quarter of the South
 East quarter of Section No Twelve (12) in Township No Seventy
 five North of Range No Twenty six (26) West of the 5 P.M. Iowa, at
 either Public or private sale as might best promote interest
 of said minor heirs, and whereas, notice of said application
 was duly and personally served upon said minors according
 to law and whereas, also, at the January term A.D. 1872, of said
 circuit court, the said Elizabeth Briggs in her capacity
 of guardian aforesaid, was ordered and empowered

to sell said Real Estate last above described at Public or private Sale as might best promote the interest of said minor heirs and according to the Statutes in such cases made and provided, 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 the N^W 1/4 of S^W 1/4 Sec 12, Township 75, North of Range 26, East of the 5th P.M., Iowa, the said Real Estate which the said guardian was empowered to sell by said order of said County Court,) to Walter A. Reed of Polk County, in the State of Iowa, for the sum of Two Hundred (\$200) Dollars, Now therefore, know ye, that I, the said Elizabeth Briggs in my capacity of guardian as aforesaid, by virtue of the power vested in me by said Circuit Court and in pursuance of the said order of said Court, in consideration of the sum of Two Hundred (\$200) dollars to me paid by the said Walter A. Reed the receipt whereof I hereby acknowledge, do by these presents grant, bargain, sell and convey unto the said Walter A. Reed and to his heirs and assigns forever, the following described tracts of Real Estate, lying and being situated in the County of Polk and State of Iowa, to-wit: The North East quarter of the South West quarter and the North West quarter of the South East quarter of Section No Twelve (12) in Township No Seventy five (75) North of Range No Twenty Six (26) East of the 5th P.M. Iowa, To Have And To Hold the said described premises unto the said Walter A. Reed his heirs and assigns forever, And I, the said Elizabeth Briggs for myself, my executors and administrators, do hereby covenant with the said Walter A. Reed 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 Walter A. Reed against the lawful claims of said minors and all persons claiming or to claim the same, through or under the said George Briggs deceased excepting a Mortgage thereon to B. B. Hatch which mortgage assumes the payment of by his acceptance hereof. In testimony whereof I have hereunto set my hand and seal, this tenth day of July A. D. 1872.

W. R. St. 50th
 26 July 10/72

Elizabeth Briggs "L.S."
 Guardian as aforesaid

State of Iowa } Be It Remembered, that on the 10th day of July
County of Polk, } A.D. 1872, before the undersigned J. H. Phillips a
Notary Public in and for said County, personally appeared
Elizabeth Briggs 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
acknowledged the said instrument to be her voluntary
act and deed. In Witness whereof, I have hereunto
set my hand and affixed my official seal the date
above written,

"Seal"

J. H. Phillips Notary Public
Polk County, Iowa,

State of Iowa }
Polk County, } In the Circuit Court of said County,
the above and foregoing deed of conveyance executed by
Elizabeth Briggs guardian, &c., as stated therein, the Walter
A. Reed being by 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 Walter A. Reed be,
and the same are hereby expressly approved. Witness J. H.
Griffiths Clerk of said Court and the Seal thereof here
affixed at my office the 5th day of October A.D. 1872,
J. H. Griffiths
Clerk of said Court,

The above and foregoing Deed and Conveyance was
filed in said Court of said Polk County on the 5th
day of October 1872, and on the same day approved
by the Court and Recorded in Probate Record 12
pages 599-600 & 601.

J. H. Griffiths
Clerk of said Court.

Filed January 6th 1873, at 9 o'clock A.M.

J. F. Smith
Recorder.