

Town Lot Deed Record, No. 26

Pearl Collins, Guardian

#106

Filed for record the 9 day of 8th
Jan. A.D.1936 at 1:40 o'clock
P.M.

To

Fee \$.60 ✓

Jessé Crawford

Valda C. Bishop, Recorder

GUARDIAN'S DEED.

KNOW ALL MEN BY THESE PRESENTS:-

That I, PEARL COLLINS of the County of Cherry and State of Nebraska, Guardian of the persons and property of MARY COLLINS; DARWIN COLLINS; and RUSSELL COLLINS, minor heirs-at-law of ROY R. COLLINS, Deceased, for and in consideration of the sum of ONE HUNDRED (\$100.00) Dollars, in hand paid by JESSE CRAWFORD of the County of Madison and State of Iowa, do hereby sell and convey unto the said JESSE CRAWFORD the following described real estate, belonging to the said Mary Collins; Darwin Collins; and Russell Collins, Minors, situated and lying

Madison County, Iowa

in Madison County, Iowa, to-wit:-

The undivided two-twenty-seventh's (2/27's) of each of the said minor wards as heirs-at-law of the said Roy R. Collins, Deceased, in and to a tract of land, lying and being in the town of St. Charles, Iowa, as follows:-

Commencing 340 feet East and 190 feet North of the Southeast corner of Block One (1) of Clanton's Addition of 1888 to the Town of St. Charles, and running thence West 76 feet, thence North 115 feet, thence East 76 feet, thence South to the place of beginning, being a part of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Twenty-three (23), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M.

This conveyance is made by authority given me as Guardian of the said Mary Collins; Darwin Collins; and Russell Collins by an Order of the District Court of Madison County, Iowa, dated August 7th 1935, made at a special Hearing for that purpose, as will more fully appear with reference to the records of the District Court of Madison County, Iowa, and as such Guardian I hereby convey all the interest of the said wards in and to the aforesaid premises and the said Pearl Collins as Guardian aforesaid do hereby covenant that I will warrant and defend the above described premises to the said JESSE CRAWFORD against the lawful claims of said wards and all persons claiming or to claim the same by, through or under them, or either of them.

IN WITNESS WHEREOF I have hereunto set my hand and seal this 18th day of October A.D.1935

STATE OF NEBRASKA :
: SS
CHERRY COUNTY :

Pearl Collins
Guardian as aforesaid.

BE IT REMEMBERED, That on the 18 day of October A.D.1935 before the undersigned, a Notary Public within and for the County of Cherry and State of Nebraska, personally appeared Pearl Collins, Guardian of Mary Collins; Darwin Collins; and Russell Collins, minor heirs-at-law of Roy R. Collins, Deceased, as stated in the foregoing Deed, to me personally known to be the identical person whose name is affixed in the foregoing Deed as Grantor and Guardian, and acknowledged the execution of said instrument to be her voluntary act and deed as Guardian as stated. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the date above written.

(NOTARIAL SEAL)
7-20-39

STATE OF IOWA :
: SS
MADISON COUNTY :

C.A.Wickman
Notary Public in and for Cherry
County, Nebraska.

I, P.E.Rose, Clerk of the District Court in and for said County, do hereby certify that the foregoing Deed executed by Pearl Collins, Guardian, etc., as stated therein, to JESSE CRAWFORD, having been by the said Guardian 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 was therefore ordered that the said sale and the foregoing Deed of Conveyance be and the same were on the 24 day of October A.D.1935. approved by said Court.

WITNESS my hand and seal of said Court hereto affixed this 24 day of Oct. A.D.1935.

P.E.Rose
Clerk of District Court.
By Rex Johnson
Deputy

(DISTRICT COURT SEAL)