

Madison County, Iowa

Clair Burd, Gdn.

#6167

Filed for record the 15 day of November

To

Fee \$.70/

A.D. 1940 at 8:17 o'clock A.M.

Pearl E. Shetterly, Recorder

FILED NOV 9-1940

Ray Allen

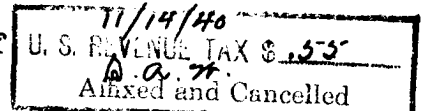
GUARDIAN'S DEEDP E Rose Clerk of District Court
Deputy COMPARED

TO ALL TO WHOM THESE PRESENTS SHALL COME: Clair Burd of Madison County, State of Iowa, Guardian of persons and property of Melba Burd and Carmen Burd minors sends greeting: Whereas, the said Clair Burd Guardian as aforesaid, heretofore, to-wit: at the October Term, A.D. 1940 of the District Court of Madison County, and State of Iowa, made application to the said Court to sell all of his undivided interest in and to the following described real estate, to-wit:

The West 60 Feet of Lot Seven (7), Block Two (2) of
Laughridge & Cassiday's Addition to the City of
Winterset, Madison County, Iowa

And, whereas, notice of said application was duly served upon said minors according to law; and, whereas, also at the said October Term, A.D. 1940, of said District Court, the said Clair Burd in his capacity of Guardian aforesaid, was ordered and empowered to sell^{all} of his undivided interest in and to the following described real estate, to-wit:

The West 60 Feet of Lot Seven (7), Block Two (2) of
Laughridge & Cassiday's Addition to the City of
Winterset, Madison County, Iowa



given the bond, with sureties, required by law, and, whereas, also the said Guardian has And, whereas, also the said Guardian has/sold the real estate hereinafter described (being part of the real estate which the said Guardian was empowered to sell by said order of said District Court), to Ray Allen of Madison County, in the State of Iowa for the sum of Three Hundred Fifteen (\$315.00) DOLLARS.

Now, Therefore, Know Ye, That I, the said Clair Burd in my capacity of Guardian as aforesaid, by virtue of the authority vested in me by said District Court, and in pursuance of the said order of said Court, in consideration of the sum of Three Hundred Fifteen and no/100 (\$315.00) Dollars, to me paid by the said Ray Allen the receipt whereof I hereby acknowledge, do by these presents grant, bargain, sell, and convey unto the said Ray Allen 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 West 60 Feet of Lot Seven (7), Block Two (2) of
Laughridge & Cassiday's Addition to the City of
Winterset, Madison County, Iowa

To have and to hold the said described premises unto the said Ray Allen heirs and assigns forever; and the said Clair Burd as Guardian aforesaid, do hereby covenant that I will warrant

Town Lot Deed Record, No. 26

MATT PARROTT & SONS CO., WATERLOO, IOWA B39740

and defend the above granted premises to the said Ray Allen against the lawful claims of said minors and all persons claiming or to claim the same by, through, or under him.

In Testimony Whereof, I have hereunto set my hand and seal this 9th day of November, A.D. 1940.

Clair Burd (Seal)
Guardian as aforesaid

STATE OF IOWA, Madison County,)ss.

Be it Remembered, That on the 9th day of November A.D. 1940, before the undersigned, a Notary Public within and for said County, personally appeared Clair Burd Guardian, etc., 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 execution of the said instrument to be his 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)

Shirley A. Webster --
Madison County, Iowa

STATE OF IOWA, Madison County,)ss. In The District Court of Said County.

I, P. E. Rose Clerk of the District Court in and for said County, do hereby certify that the foregoing deed executed by Clair Burd Guardian, etc., as stated therein, to Ray Allen 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 9th day of November, 1940, approved by said Court.

Witness my hand and seal of said Court hereto affixed this 9th day of November, A.D. 1940

(DISTRICT COURT SEAL)

By P E Rose Clerk of District Court.
Deputy