

Madison County, Iowa

Thornton Duff Gdn

#6682

To

Fee \$.60 ✓

Grace & Clarence O. Scott

GUARDIAN'S DEED

Filed for record the 19 day of December
A.D. 1940 at 4:20 o'clock P.M.
Pearl E. Shetterly, Recorder
FILED DEC 19 1940
P E Rose Clerk of District Court
1941 Deputy COMPARED

TO ALL TO WHOM THESE PRESENTS SHALL COME:

WHEREAS, Thornton Duff, Guardian of the property of Harry J. Hamilton, a minor, has heretofore made application to the District Court of the State of Iowa, in and for Madison County, for an Order authorizing him to convey unto Grace Scott and Clarence O. Scott or of this guardian's right, title, and interest in and to the following described real estate, to-wit:

Town Lot Deed Record, No. 26

Lots five (5) and six (6) in Block six (6), Pitzer and Knight's addition to the city of Winterset, Madison County, Iowa, and

WHEREAS, Notice of said application was duly and personally served upon said minor according to law; and

WHEREAS, at the December Term, A.D., 1940 of said Court, the said Thornton Duff, in his capacity as Guardian aforesaid, was ordered and empowered to convey said real estate to Grace Scott and Clarence O. Scott.

NOW, THEREFORE, KNOW YE, THAT I, the said Thornton Duff, in my capacity as Guardian as aforesaid, by virtue of the authority vested in me by said District Court, and in pursuance of said order of said Court, do by these presence, grant, bargain, sell, and convey unto the said Grace Scott, and Clarence O. Scott, and to the heirs and assigns forever, the following described tract of real estate, lying and being situated in the County of Madison and in the State of Iowa, to-wit:

Lots five (5) and six (6) in Block six (6) Pitzer, and Knight's addition to the city of Winterset, Madison County, Iowa,

All subject to unpaid taxes and special assessments assessed against said real estate, and subject to any and all other liens thereon except liens suffered by this Guardian.

To have and to hold the said described premises unto the said Grace Scott and Clarence O. Scott, heirs and assigns forever; and the said Thornton Duff as Guardian aforesaid, do hereby covenant that I will warrant and defend the above granted premises to the said Guardian against the lawful claims of said minor and all persons claiming or to claim the same by, through, or under said Guardian.

In Testimony whereof, I have hereunto set my hand and seal this 19th day of December, A.D. 1940.

Thornton Duff, Guardian of the property of Harry J. Hamilton, minor.

STATE OF IOWA MADISON COUNTY)SS:

Be it Remembered, That on the 19th day of December A.D., 1940, before the undersigned, a Notary Public within and for said County, personally appeared Thornton Duff, Guardian, of the property of Harry J. Hamilton, minor, 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 stated.

In witness whereof, I have hereunto set my hand and affixed my Notarial seal, the date above written.

(Notarial Seal)

Daniel J. Gallery Notary Public in and for Madison, County, Iowa.

Certificate.

State of Iowa, Madison County,)SS:

I, P. E. Rose, Clerk of the District Court of Iowa, in and for Madison County, do hereby certify that the above and foregoing deed, executed by Thornton Duff, Guardian of the property of Harry J. Hamilton, minor, to Grace Scott and Clarence O. Scott, as stated therein, was presented to Hon. W. S. Cooper, Judge of the District Court of Iowa in and for Madison County, for approval, and it appearing to said Judge that the said Thornton Duff, Guardian of the property of Harry J. Hamilton, minor, has complied with all the requirements of law and the orders of said Court in making such deed and conveyance, said Judge approved said foregoing deed of conveyance, on the 19th day of December, 1940, and the order of approval has been entered of record in my office.

Witness my hand and the seal of said Court hereto affixed, this 19th day of December, 1940.

(DISTRICT COURT SEAL)

P E Rose Clerk of the District of Iowa in and for Madison County.