



Town Lot Deed Record, No. 21

Albert E. Payton, Guard)
to Guard, Deed.
Elsie L. Bengé)

Filed for record the 6 day of September,
A.D. 1921, at 3.32 o'clock P.M.
Nettie E. Winship Recorder
Winifred Whedon Deputy
Fee \$.60 1654.

TO ALL TO WHOM THESE PRESENTS SHALL COME: Albert E. Payton of Woodbury County, State of Iowa, Guardian of the persons and property of Warren W. Payton and Louise Payton, minor heirs of Julia Ethel Smith Payton, deceased, sends greeting;

Whereas, The said Albert E. Payton Guardian as aforesaid, heretofore, to-wit; at the May term, A.D. 1921 of the District Court of Woodbury County, and State of Iowa, made application to the said Court to sell the real estate hereinafter described, belonging to said minors.

And Whereas, Notice of said application was duly and personally served upon said minors according to law, and whereas, also, at the said May Term, A.D. 1921, of said District Court, the said Albert E. Payton in his capacity of Guardian aforesaid, was ordered and empowered to sell said real estate.

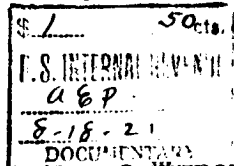
And Whereas, also, the said Guardian has given the required Bond, with approved sureties, required by law. And, Whereas, also, the said Guardian has sold the real estate hereinafter described (being of the said real estate, which the said Guardian was empowered to sell by said order of said District Court) to Elsie L. Bengé of Mesa County, in the State of Colorado for the sum of One Thousand One Hundred Eleven and 10/100 Dollars,

Now, Therefore, Know Ye, That I, the said Albert E. Payton in my capacity of Guardian as aforesaid, by virtue of the authority vested in me by the said District Court, and in pursuance of the said order of said Court, in consideration of the said sum of One Thousand One Hundred Eleven and 10/100 Dollars, to me paid by the said Elsie L. Bengé (the receipt whereof I hereby acknowledge), do by these presents, Grant, Bargain, Sell and Convey unto the said Elsie L. Bengé and to her 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:

An undivided two-ninths, (2/9) interest in the middle one-third, (1/3), of Lot Three (3), Block Twenty-four (24), in the original town of Winterset,

To Have and to Hold, The said described premises unto the said Elsie L. Bengé or her heirs and assigns forever. And I, the said Albert E. Payton for myself, my executors and administrators, do hereby covenant with the said Elsie L. Bengé or her 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 as aforesaid, I will Warrant and Defend the above granted premises to the said Elsie L. Bengé against the lawful claims of said minors and all persons claiming or to claim the same, by, through or under them.

In Testimony Whereof, I have hereunto set my hand and seal, this 18th day of August A.D. 1921.



Albert E. Payton
Guardian as aforesaid.

State of Iowa County of Woodbury, Be It Remembered, That on the 19 day of August, A.D. 1921 before the undersigned Herbert W. Brackney, a Notary Public in and for said County, personally appeared Albert E. Payton 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 acknowledged the said instrument to be his voluntary act and deed as such Guardian.

In Witness Whereof, I have hereunto set my hand and affixed my seal the date above written.

NOTARIAL
SEAL

Herbert W. Brackney,
Notary Public in and for Woodbury County, Iowa,

State of Iowa, County of Woodbury, SS: In the District Court of Said County.

The above and foregoing deed of conveyance, executed by Albert E. Payton Guardian, &c., as stated therein, to Elsie L. Bengo was by the 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 was by said Court ordered that the said sale and the above conveyance be approved, and said approval is entered of record.

Witness J.A. Johnson Clerk of said Court, and the seal thereof hereto affixed at my office, the 19th day of August A.D. 1921.

District Court Seal)

J.A. Johnson,
Clerk District Court
By A.O. Jepson, Deputy