

Deed Record, No. 78, Madison County, Iowa

ACRES-BLACKMAR CO., BURLINGTON, 23057

May Pinckney, Gdn

To
Ray Handley

#3337

Fee \$.90 ✓

GUARDIAN'S DEED

Filed for record the 28 day of
May A.D.1941 at 3:15 o'clock
P.M.Pearl E. Shetterly, Recorder
2054 13-591

Filed Compared

Apr 16 1941
Rex V. Johnson, Clerk of District
Court (2054 13-591)

TO ALL TO WHOM THESE PRESENTS SHALL COME:

May Pinckney of Madison County, State of Iowa, Guardian of Florence B. Schoonover, Infirm, sends greeting: Whereas, the said May Pinckney Guardian as aforesaid, heretofore, to-wit: at the February Term, A.D.1941 of the District Court of Madison County, and State of Iowa, made application to the said Court to sell the interest of Florence B. Schoonover in and to the following described real estate, to-wit:

The Southwest Fractional Quarter of the Southwest Fractional Quarter; the East Half of the Southwest Fractional Quarter; the West Half of the Southeast Quarter and the Northeast Quarter of the Southeast Quarter of Section Thirty, Township Seventy-four North, Range Twenty-eight West of the 5th P.M.

And, whereas, notice of said application was duly and personally served upon said ward and other persons interested in said guardianship according to law; and, whereas, also at the said February Term, A.D.1941, of said District Court, the said May Pinckney in her capacity of Guardian aforesaid, was ordered and empowered to sell the interest of Florence B. Schoonover in and to said real estate to Ray Handley on the basis of \$8300.00 for the whole of said real estate, said sale to be without the necessity of appraisal and free and clear of all laws and encumbrances against the share of Florence B. Schoonover in and to said real estate.

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 all of the real estate which the said Guardian was empowered to sell by said order of said District Court), to Ray Handley of Madison County, in the State of Iowa for the sum of Three Hundred Ninety-five & 24/100 DOLLARS.

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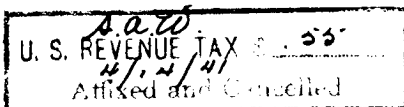
Now, Therefore, Know Ye, That I, the said May Pinckney in my capacity of Guardian as aforesaid, by virtue of the authority vested in me by said District Court, and in pursuance of the said order of said Court, in consideration of the sum of Three Hundred Ninety-five and 24/100 (\$395.24) Dollars, to me paid by the said Ray Handley the receipt whereof I hereby acknowledge, do by these presents grant, bargain, sell, and convey unto the said Ray Handley and to his heirs and assigns forever, all the interest of Florence B. Schoonover in and to the following described tracts of real estate, lying and being situated in the County of Madison and State of Iowa, to-wit:

The Southwest Fractional Quarter of the Southwest Fractional Quarter;
the East Half of the Southwest Fractional Quarter; the West Half of the
Southeast Quarter and the Northeast Quarter of the Southeast Quarter of
Section Thirty, Township Seventy-four North, Range Twenty-eight, West of
the 5th E.M.

To have and to hold the said described premises unto the said Ray Handley his heirs and assigns forever; and the said May Pinckney as Guardian aforesaid, do hereby covenant that I will warrant and defend the above granted premises to the said Ray Handley against the lawful claims of said persons and all persons claiming or to claim the same by, through, or under her.

In Testimony Whereof, I have hereunto set my hand and seal this 10th day of April

A.D.1941.



May Pinckney (SEAL)
Guardian as aforesaid.

STATE OF IOWA, Madison County, ss.

Be it Remembered, That on the 10th day of April A.D.1941, before the undersigned, a Notary Public within and for said County, personally appeared May Pinckney 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 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)

Shirley A. Webster
Notary Public in and for Madison County, Iowa.

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

I, Rex V. Johnson Clerk of the District Court in and for said County, do hereby certify that the foregoing deed executed by May Pinckney Guardian, etc., as stated therein, to Ray Handley 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 12th day of April, 1941, approved by said Court.

Witness my hand and seal of said Court hereto affixed this 16 day of April, A.D.1941

(District Court Seal)

Rex V Johnson
Clerk of District Court.
By Deputy

COMPARED