

ACRES-BLACKMAR CO., BURLINGTON. 23057

Viola Wriedt Gdn
To
Lyle & Opal Porter

#5960
Fee \$.90 /

Filed for record the 1 day of December
A.D. 1941 at 1:33 o'clock P.M.
Pearl E. Shetterly, Recorder

GUARDIAN'S DEED

TO ALL TO WHOM THESE PRESENTS SHALL COME: The undersigned, Viola Wriedt, of Scott County, State of Iowa, Guardian of persons and property of Eunice Carstens and William Dale Carstens, minors sends greeting: Whereas, the said Viola Wriedt Guardian as aforesaid, heretofore, to-wit: at the September Term, A.D. 1941 of the District Court of Scott County, and State of Iowa, made application to the said Court to sell the undivided 2/75 interest of said minors in and to the real estate hereinafter described at private sale to Lyle Porter and Opal Porter for the consideration of Forty Dollars

And, whereas, notice of said application was duly and personally served upon said minors according to law; and, whereas, also at the said September Term, A.D. 1941, of said District Court, the said Viola Wriedt in her capacity of Guardian aforesaid, was ordered and empowered to sell the undivided 2/75 interest of said minors in said real estate to Lyle Porter and Opal Porter for the sum of Forty Dollars

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 the undivided 2/75 of the real estate which the said Guardian was empowered to sell by said order of said District Court), to Lyle Porter and Opal Porter of Madison County, in the State of Iowa for the sum of Forty (\$40.00) DOLLARS.

Now, Therefore, Know Ye, That I, the said Viola Wriedt in my capacity of Guardian as aforesaid, by virtue of the authority vested in me by said District Court, and in pursuance

Deed Record, No. 78, Madison County, Iowa

of the said order of said Court, in consideration of the sum of Forty (\$40.00) Dollars, to me paid by the said Lyle Porter and Opal Porter the receipt whereof I hereby acknowledge, do by these presents grant, bargain, sell, and convey unto the said Lyle Porter and Opal Porter and to their 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 Undivided two-seventy fifths (2/75) of The Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Twenty-six (26) and the East 18 $\frac{3}{4}$ acres of the South Fifty (50) acres of the East Half (E $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Twenty-two (22), Township Seventy-five (75) North, Range Twenty-seven (27) West of the Fifth P.M.

To have and to hold the said described premises unto the said Lyle Porter and Opal Porter their heirs and assigns forever; and the said Viola Wriedt as Guardian aforesaid do hereby covenant that I will warrant and defend the above granted premises to the said Lyle Porter and Opal Porter 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 30th day of September A.D. 1941.

Viola Wriedt (Seal)
Guardian as aforesaid.

STATE OF IOWA, Scott County, ss.

Be it Remembered, That on the 30th day of September A.D. 1941, before the undersigned, a Notary Public within and for said County, personally appeared Viola Wriedt, 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)

Geo Butenschoen Scott County, Iowa

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

I, I. M. Mullen, Clerk of the District Court in and for said County, do hereby certify that the foregoing deed executed by Viola Wriedt, Guardian, etc., as stated therein to Lyle Porter and Opal Porter 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 ~~and~~ the same were on the 1st day of October, 1941, approved by said Court.

Witness my hand and seal of said Court hereto affixed this 1st day of October, A.D. 1941.

(DISTRICT COURT SEAL) COMPARED By I. M. Mullen Clerk of District Court.
De Witt Bragonier Deputy