

Deed Record, No. 78, Madison County, Iowa

ACRES-BLACKMAR CO., BURLINGTON. 23057

Mollie B. Weinrich Gdn

#4543

Filed for record the 14 day of December
A.D. 1942 at 10:52 o'clock A.M.

To

Fee- \$.90

Pearl E. Shetterly, Recorder

Mollie B. Weinrich

GUARDIAN'S DEED

TO ALL TO WHOM THESE PRESENTS SHALL COME: Mollie B. Weinrich of Des Moines County, State of Iowa, Guardian of property of Herbert Weinrich, infirm sends greeting: WHEREAS, the said Mollie B. Weinrich, Guardian as aforesaid, heretofore, to-wit: at the November Term, A.D. 1942, of the District Court of Des Moines County, and State of Iowa, made application to the said Court to sell The interest of her ward in certain real estate, being the undivided 1/6th interest AND WHEREAS, Notice of said application was duly and personally served upon said infirm ward according to law; and whereas, also, at the said November Term, A.D. 1942 of said District Court, the said Mollie B. Weinrich in her capacity of Guardian aforesaid, was ordered and empowered to sell the interest of her ward in certain real estate, being the undivided 1/6th interest

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 his undivided 1/6th interest of the real estate which the said Guardian was empowered to sell by said order of said District Court), to Mollie B. Weinrich of Des Moines County, in the State of Iowa In consideration of the division of property in the estate of Herman R. Weinrich, deceased.

NOW, THEREFORE, Know Ye, That I, the said Mollie B. Weinrich 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 division of property in the estate of Herman R. Weinrich, deceased the receipt whereof I hereby acknowledge, do by these presents GRANT, BARGAIN, SELL AND CONVEY unto the said Mollie B. Weinrich 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:

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Undivided one-third interest in land held in the name of the Titus Management Company situated in Madison County, Iowa, known as the V. S. Gifford farm, described as The Southeast Quarter (SE $\frac{1}{4}$), Southeast Quarter (SE $\frac{1}{4}$), Section Fourteen (14) and the Northeast Quarter (NE $\frac{1}{4}$) Northeast Quarter (NE $\frac{1}{4}$) Section Twenty Two (22) and North Half, (N $\frac{1}{2}$) North Half (N $\frac{1}{2}$) Northwest Quarter (NW $\frac{1}{4}$), Section Twenty three (23) Township Seventy Four (74) North Range Twenty Eight (28) West, subject to easement for public highway commencing at Point 51.31 feet south of N.W. $\frac{1}{4}$ corner of S.W. $\frac{1}{4}$, S.E. $\frac{1}{4}$, Section 14, running thence North 420.52 ft. east 798.63 ft. thence North 41.26' E. 400.12 ft. thence North 42.52' E. 681.79 ft. thence South 0.50' E. 173.69 ft. thence S. 42.52' W. 556.22 ft. thence S. 42.52' W. 1,569.4 ft. southwesterly 1,119.89 ft. along a 1,860 ft. radius curve concave easterly, and with central angle 34.30' thence S. 8.22' W. 948.05 ft. thence S. 89.42' W. 101.13 ft. thence N. 8.22' E. 963.14 ft. thence northeasterly 1,180.11 ft. along a 1960 ft. radius curve concave easterly and with a central angle 34.30' thence N. 42.52' E. 770.77 ft. to point of beginning, containing 11.15 acres more or less.

TO HAVE AND TO HOLD the said described premises unto the said Mollie B. Weinrich her heirs and assigns forever; and the said Mollie B. Weinrich as Guardian aforesaid do hereby covenant that I will Warrant and Defend the above granted premises to the said Mollie B. Weinrich against the lawful claims of said infirm ward and all persons claiming or to claim the same by, through or under infirm ward.

In Testimony Whereof, I have hereunto set my hand and seal this 8th day of December A.D. 1942.

(Seal) Mollie B. Weinrich
Guardian as Aforesaid

STATE OF IOWA, Des Moines County,)ss.

Be It Remembered, That on the 8th day of December A.D. 1942, before the undersigned, a Notary Public within and for said County, personally appeared Mollie B. Weinrich 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)

Ruth D. Wehman - -
Des Moines County, Iowa.

STATE OF IOWA, Des Moines County,)ss. In the District Court of said County.

I, J. D. Jackson Clerk of the District Court in and for Said County, do hereby certify that the foregoing deed executed by Mollie B. Weinrich Guardian, etc., as stated therein, to Mollie B. Weinrich 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 8th day of December 1942, approved by said Court.

Witness my hand and seal of said Court hereto affixed this 8th day of December A.D. 1942.

(DISTRICT COURT SEAL)

COMPARED

J. D. Jackson Clerk of the District Court
By Carrie Mohrew Deputy