

Deed Record, No. 66.

Koch Brothers, Inc., Des Moines 19976

Bessie Callison, Guardian)
 to (Guardian's Deed
 Bennetta Misner)

#556 Fee\$.80 ✓

Filed for record the 6th day of March A.D.,
 1926 at 9:00 o'clock A.M.
 Gladys B. DeVault, Recorder.
 Paul Lucas, Deputy.

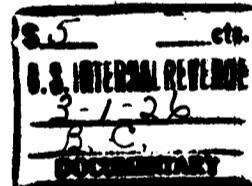
TO ALL TO WHOM THESE PRESENTS SHALL COME: Bessie Callison of Warren County, State of Iowa, Guardian of the person and property of Mary Callison minor heir of Jacob G. Callison sends greeting: Whereas the said Bessie Callison Guardian as aforesaid, heretofore to-wit: January 30, 1926 in the District Court of Warren County, and State of Iowa, made application to the said Court to sell certain real estate belonging to said minor.

AND WHEREAS, notice of said application was duly and personally served upon said minor according to law: And Whereas, also, on February 8, 1926 by said District Court, the said Bessie Callison in her capacity of Guardian aforesaid was ordered and empowered to sell the real estate hereinafter described

AND WHEREAS, also, the said Guardian has given bond with sureties required by law: And whereas also, the said Guardian has sold the real estate hereinafter described, (being all of the said real estate which the said guardian was empowered to sell by said order of said District Court) to Bennetta Misner of Warren County, in the State of Iowa for the sum of Four Thousand Five Hundred Thirty-three and 33/100 Dollars.

NOW THEREFORE, KNOW YE. That I, the said Bessie Callison 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 Four Thousand Five Hundred Thirty-three and 33/100 Dollars, to me paid by the said Bennetta Misner (the receipt whereof I hereby acknowledge.) do by these presents grant, bargain, sell and convey unto the said Bennetta Misner 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:

And Undivided 2/9 interest in the East Half (1/2) of the Southeast Quarter (1/4) and the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirteen (13) Township Seventy-seven (77) North, Range Twenty-six (26) West 5th P.M. Iowa.



TO HAVE AND TO HOLD the said described premises unto the said Bennetta Misner her heirs and assigns forever. And I the said Bessie Callison for myself, my executors and administrators do hereby covenant with the said Bennetta Misner 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, aforesaid, I will WARRANT AND DEFEND the above granted premises to the said Bennetta Misner against the lawful claims of said minor 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 February A.D. 1926.

Bessie Callison, Guardian as aforesaid. (L.S.)

STATE OF IOWA, COUNTY OF WARREN: Be it remembered, that on the 10th day of February A.D. 1926 before the undersigned F.P.Henderson a notary Public in and for said County, personally appear Bessie Callison 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 said instrument to be her Voluntary Act and Deed as such Guardian.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the date above written.

F. P. Henderson
 Notary Public, Warren County, Iowa.

NOTARIAL
 SEAL

STATE OF IOWA, WARREN COUNTY, ss: IN THE DISTRICT COURT OF SAID COUNTY: The above and foregoing deed of conveyance executed by Bessie Callison Guardian, etc., as stated therein, to

Deed Record, No. 66.

Koch Brothers, Inc., Des Moines 1926

Bennetta Misner being 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 is now here ordered that the said sale, and the above conveyance to the said Bennetta Misner be, and the same are hereby expressly approved.

WITNESS Fred Bitting Clerk of said Court, and the seal thereof hereto affixed at my office the 19th day of February A.D., 1926.

(DISTRICT COURT SEAL OF WARREN COUNTY)

Fred Bitting
Clerk of said Court.
By Lora Himstreet, Deputy.