

Deed Record, No. 59.

ACRES, BLACKMAR & CO. BURLINGTON - 18048

C.A. Kinney, Guardian) Filed for record the 3<sup>rd</sup> day of Aug A.D. 1918, at 3:16 o'clock P.M.  
to Jeannette E. Beck, Recorder.

Earl Riley ) Guardian's Deed.

Fee \$ .60  
# 2131

Know all men by these presents: That, whereas, I, C.A. Kinney of Polk County, State of Iowa, the duly appointed, qualified and acting Guardian in said State of the person and property of Thomas L. Kinney and Anna V. Kinney minors and heirs at law of James Gillaspie deceased, was by an order of the District Court, (the said Court having original and exclusive probate jurisdiction) held at the City of Des Moines within and for the County of Polk and State of Iowa, on the 4th day of May A.D. 1918, licensed and empowered to sell and convey the interest of said minors (the said interest of said minors being the undivided two-sixths interest) in and to certain real estate, situate in the County of Madison and State of Iowa, as appears by a decree of said Court, rendered on said 28th day of May A.D. 1918; and having first given the bond by law in such cases required, did sell and convey the interest of said minor in and to the property hereinafter described unto Earl Riley for the consideration hereinafter named, being the appraised value of said interest.

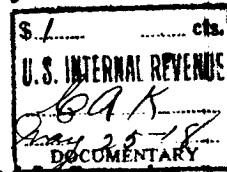
Now, Therefore, Know Ye, That I, the said C.A. Kinney Guardian aforesaid, by virtue of the power and authority in me vested as aforesaid, and in consideration of the sum of Six Hundred Dollars, to me in hand paid, the receipt whereof is hereby acknowledged, do hereby sell and convey unto the said Earl Riley all the right, title and interest of said minors in and to the following described real estate, situate in the County of Madison and State of Iowa, to-wit:

The undivided two-sixths (2/6) interest of the Southeast Quarter (SE 1/4) of the Northeast quarter (NE 1/4) of Section Seventeen (17), Township Seventy-six (76), Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

And I warrant the title to the same against all persons whomsoever, as fully as by the authority above mentioned, and as by law I am authorized to do, and that in making said sale and conveyance, I have complied in all respects with the requirements of the statutes in such cases made and provided.

In witness whereof, I, the said C.A. Kinney Guardian as aforesaid, have hereunto set my hand this 25th day of May A.D. 1918. C.A. Kinney, Guardian as aforesaid.

State of Iowa, Polk County, SS:



Before me, the undersigned, a Notary Public in and for said County and State, on this 25th day of May A.D. 1918, appeared C.A. Kinney Guardian, who is personally well known to me to be the identical person whose name is affixed to the foregoing deed as Grantor, and acknowledged the same to be his voluntary act and deed as Guardian, as therein set forth, and for the uses and purposes therein mentioned. Witness my hand and notarial seal the day and year last above written.

W.M. Canfield



Notary Public in and for said County.

The State of Iowa, Polk County, SS: IN THE DISTRICT COURT OF SAID COUNTY.

I, A.E. Mahan Clerk of the District Court in and for said County, do certify that the foregoing deed executed by C.A. Kinney Guardian, etc., as stated therein, to Earl Riley having been by the said Guardian returned into Court for approval, and it appearing to the Court that the said Guardian has complied with the requirements of the law and of this Court in making such sale and conveyance, it was therefore ordered by said Court that the said sale and the foregoing deed of conveyance be and the same were on the 28th day of May 1918, approved by said Court, and said approval entered of record in Probate Record 70 page----. Witness my hand and seal of said Court here affixed at Des Moines in said County this 28 day of May A.D. 1918.

A.E. Mahan, Clerk District Court

(District Court Seal)

By J.E. O'Brien Dep.