

Deed Record, No. 59.

ACRES, BLACKMAR & CO. BURLINGTON—48048

E.H.Bickford)
to Guardian's
A.F.Harpole) Deed

Filed for record the 8th day of Oct. A.D.1919 at 4.15
o'clock P.M.

Nettie E.Winship,Recorder
Fee \$.50
#2344 ✓

KNOW ALL MEN BY THESE PRESENTS: That Whereas, I E.H.Bickford, of Adair County, State of Iowa, Guardian of the property of Helen Maurine Culverson, minor and heir at law of Ray Culverson deceased, was, by an order of the District Court (the same being a court of Probate) held at Greenfield within and for the County of Adair and State of Iowa, on the 24th day of September A.D.1919, licensed and empowered to sell and convey the interest of said minor (the said interest of said minor being the share she inherited from her father Ray Culverson, deceased and intestate, 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 24th day of September A.D.1919, 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 A.F.Harpole for the consideration hereinafter named.

NOW THEREFORE, KNOW YE That I, the said E.H.Bickford, Guardian, aforesaid, by virtue of the power and authority in me vested as aforesaid, and in consideration of the sum of Two Hundred Sixty Dollars, to me in hand paid, the receipt whereof is hereby acknowledged, do hereby sell and convey unto the said A.F.Harpole all the interest of said minor in and to the following described real estate, situated in the County of Madison and State of Iowa, to-wit:

All the right, title and interest, legal and equitable, vested or contingent, which Helen Maurine Culverson has or may have in and to the North west quarter of the South-west quarter of Section Ten in Township Seventy four North, Range Twenty-nine West 5.P.M. Iowa, except a strip twenty feet wide off the south side thereof, and a strip twenty-seven and one half feet wide at the south end and nine feet wide at the north end, off the East side thereof.

And I Warrant the Title to the Same against all persons whomsoever, as fully as by authority above mentioned, and as by law I am authorized to do.

In Witness Whereof, I, the said E.H.Bickford, Guardian aforesaid, have hereunto set my hand this 24th day of September, 1919

E.H.Bickford.
Guardian of the property of Helen Maurine Culverson
Minor

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State of Iowa Adair County SS: Before me, the undersigned, a Notary Public in and for said County and state, on this 25th day of September, A.D. 1919, appeared personally E.H. Bickford, who is personally well known to me to be the identical person whose name is affixed to 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 Notarial Seal the day and year above written.

W.R. Goodman
Notary Public



State of Iowa Adair County SS In the District Court of said County and State.

The above and foregoing Deed of Conveyance, executed by E.H. Bickford, Guardian, etc., as therein stated, being by said Guardian this day returned into court for approval; and it appearing to the Court that said Deed, together with the proceedings under which the same was made are in due form of law.

It is Ordered by the Court, That said sale and conveyance be, and they are hereby expressly approved and allowed. Order shown in Book 25 on page 118 of the records of this court

Witness my hand, with the seal of said court affixed.

Done at Greenfield, Iowa, this 25th day of September, A.D. 1919.

(District Court Seal)

M.C. McCreight
Clerk District Court,