

Deed Record, No. 77, Madison County, Iowa

J. H. WELCH PRtg. CO., DES MOINES 7659

Albert W. Burger, Gdn.	#1272	Filed for record the 27 day of February
To	Fee \$.80 ✓	A.D. 1940 at 1:25 o'clock P.M.
Roy Burger		Pearl E. Shetterly, Recorder
	<u>GUARDIAN'S DEED</u>	FILED JAN 25 1940
		P. E. Rose Clerk of District Court
		Deputy COMPARED 117 ✓

TO ALL TO WHOM THESE PRESENTS SHALL COME:

Albert W. Burger of Madison County, State of Iowa, Guardian of the property of Charles M. Burger, Incompetent, sends greeting: Whereas, the said Albert W. Burger, Guardian as aforesaid, heretofore, to-wit: at the November Term, A.D. 1939, of the District Court of Madison County, and State of Iowa, made application to the said Court to sell an undivided one-twelfth interest in and to the following described real estate, located and situated in Madison County, Iowa, to-wit:

South Half ($S\frac{1}{2}$) of Section Twenty-two (22) and North Half ($N\frac{1}{2}$) of the Northwest Quarter ($NW\frac{1}{4}$) and the West Half ($W\frac{1}{2}$) of the Northeast Quarter ($NE\frac{1}{4}$) of Section Twenty-seven (27), all in Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa,

7-22-27
U. S. REVENUE TAX \$ 2.50
Affirmed and

AND, WHEREAS, notice of said application was duly and personally served upon said ward according to law; and, whereas, also at the said November Term, A.D. 1939, of said District Court, the said Albert W. Burger in his capacity of Guardian aforesaid, was ordered and empowered to sell an undivided one-twelfth interest in and to the following described real estate, to-wit:

South Half ($S\frac{1}{2}$) of Section Twenty-two (22) and North Half ($N\frac{1}{2}$) of the Northwest Quarter ($NW\frac{1}{4}$) and the West Half ($W\frac{1}{2}$) of the Northeast Quarter ($NE\frac{1}{4}$) of Section Twenty-seven (27), all in Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

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 to Roy Burger of Madison County, in the State of Iowa, for the sum of Twenty-five Hundred (\$2500.00) Dollars.

NOW, THEREFORE, Know Ye, That I, the said Albert W. Burger, 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 Twenty-five Hundred (\$2500.00) Dollars, to me paid by the said Roy Burger, the receipt whereof I hereby acknowledge, do by these presents grant, bargain, sell, and convey unto the said Roy Burger and to his heirs

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and assigns forever, an undivided one-twelfth interest in and to the following described real estate, to-wit:

South Half (S $\frac{1}{2}$) of Section Twenty-two (22) and North Half (N $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) and the West Half (W $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Twenty-seven (27), all in Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

To have and to hold the said described premises unto the said Roy Burger, his heirs and assigns forever; and the said Albert W. Burger as Guardian aforesaid, do hereby covenant that I will warrant and defend the above granted premises to the said Roy Burger against the lawful claims of said ward and all persons claiming or to claim the same by, through or under him.

In Testimony Whereof, I have hereunto set my hand and seal this 22nd day of January, A.D. 1940.

Albert W. Burger
Guardian as Aforesaid.

STATE OF IOWA MADISON COUNTY)SS:

Be it Remembered, That on the 22nd day of January, A.D. 1940, before the undersigned, a Notary Public within and for said County personally appeared Albert W. Burger, Guardian of the property of Charles M. Burger, 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 his 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)

Shirley A. Webster Notary Public
in and for Madison County, Iowa

STATE OF IOWA MADISON COUNTY)SS:

I, P. E. Rose, Clerk of the District Court in and for said County, do hereby certify that the foregoing deed executed by Albert W. Burger, Guardian, etc., as stated therein, to Roy Burger, 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 25th day of January, 1940, approved by said Court.

Witness my hand and seal of said Court hereto affixed this 25th day of January, A.D. 1940.

(DISTRICT COURT SEAL)

P. E. Rose
Clerk of District Court