

Deed Record, No. 77, Madison County, Iowa

Robert J. Morrison Gdn

#463

To

Fee \$.60 ✓

Charles Allen

13-456

GUARDIAN'S DEEDFiled for record the 17 day of
January A.D. 1941 at 11:45 o'clock
A.M.

Pearl E. Shetterly, Recorder

FILED JAN 9-1941 of

...20.45... Clerk/District Court

..... Deputy COMPARED

KNOW ALL MEN BY THESE PRESENTS, That, WHEREAS on the petition of Robert J. Morrison as guardian of Henry Brechler, incompetent, and after due notice, the District Court in and for Chickasaw County, Iowa entered an order and judgment authorizing and empowering the said guardian to sell and convey at either public or private sale the real estate of said incompetent herein-after described, and,

U. S. REVENUE TAX \$ 1.10
X X X
Affixed and Cancelled

WHEREAS, the said real estate has been duly appraised by appraisers appointed by the court and their report is on file, and,

WHEREAS, the said guardian did sell said real estate hereinafter described to Charles Allen at private sale for the sum of \$750.00, that being equal to the appraised price thereof, and,

WHEREAS, the guardian has executed his bond for the sale of real estate as provided by law, which bond has been approved;

NOW THEN, KNOW YE, That pursuant to the order by the District Court of Chickasaw County, Iowa and the authority in me vested as such guardian, I, Robert J. Morrison, as guardian of Henry Brechler, incompetent, in consideration of the sum of \$750.00 to me in hand paid by Charles Allen, the receipt whereof is hereby acknowledged, do hereby sell and convey unto the said Charles Allen and unto his heirs and assigns the real estate hereinafter described, being real estate owned by said incompetent, to wit:

the West One-half of the Northeast Quarter of Section Thirteen,
Township Seventy-six, North, Range Twenty-eight, west of the
fifth P.M. in Madison County, Iowa

and I do hereby covenant with the said Charles Allen that in the execution of this deed and the prior proceedings I have complied with the orders of court and the provisions of law.

Signed this 13 day of December, 1940.

Robert J. Morrison As guardian of
Henry Brechler, incompetent

STATE OF WISCONSIN COUNTY OF GRANT)SS

On this 13th day of December, 1940, before me, the undersigned, a notary public in and for Grant County, Wisconsin, personally appeared Robert J. Morrison as guardian of Henry Brechler, incompetent, to me personally known to be the identical person named in and who executed the foregoing guardian's deed and acknowledged the execution of the same to be his voluntary act and deed.

Witness my hand and notarial seal the date last above written.

(Notarial Seal)

Marian Frey Notary Public

STATE OF IOWA CHICKASAW COUNTY)SS

I, Donald W. Barnett, Clerk of the District Court in and for Chickasaw County, Iowa, hereby certify that the foregoing deed executed by Robert J. Morrison as guardian of Henry Brechler, incompetent, to Charles Allen, 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 14 day of February, 1940 approved by said court.

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J. H. WELCH PRtg. CO., DES MOINES 7559

Witness my hand and the seal of said court hereto affixed this 14 day of December, 1940.

(DISTRICT COURT SEAL)

COMPARED

Donald W Barnett Clerk of District
Court of Chickasaw County, Iowa