

Deed Record No. 72, Madison County, Iowa

W.F.Craig Guardian

#1948

Filed for record the 11 day of
May A.D.1936 at 1:30 o'clock
P.M.
Valda C. Bishop, Recorder
Pearl E. Shetterly, Deputy

To

Fee \$.60 ✓

John & Elizabeth E. Gates

GUARDIAN'S DEED

TO ALL TO WHOM THESE PRESENTS SHALL COME:-

I, W.F.Craig of Story County, State of Iowa, Guardian of person and property of Margaret E. Smith, Incompetent, sends greeting:-

WHEREAS, the said W.F.Craig, Guardian as aforesaid, heretofore, to-wit:- at the November Term A.D.1935 of the District Court of Madison County and State of Iowa, made application to the said Court to convey to John Gates and Elizabeth E. Gates the real estate hereinafter described.

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. 1935 of the said District Court, the said W.F.Craig in his capacity of Guardian aforesaid, was ordered and empowered to convey to John Gates and Elizabeth E. Gates the real estate hereinafter described, and,

WHEREAS, the said Guardian has conveyed the real estate hereinafter described, being the real estate which the said Guardian was empowered to convey by said Order of said District Court to John Gates and Elizabeth E. Gates of Madison County, in the State of Iowa.

NOW, THEREFORE, KNOW YE, that I, the said W.F.Craig 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 Court and for good and valuable consideration, do by these presents grant, bargain, sell and convey unto the said John Gates and Elizabeth E. Gates and to their heirs and assigns forever, the following described tract of real estate, lying and being situated in the County of Madison and State of Iowa, to-wit:-

West Half ($W\frac{1}{2}$) of the South One-fifth ($S\frac{1}{5}$) and West Half ($W\frac{1}{2}$) of the South Twenty (20) feet of the North Half ($N\frac{1}{2}$) of the South Two-fifths ($S\frac{2}{5}$'s) of the following described tract of land, to-wit:- Commencing at the Northeast corner of the East Half ($E\frac{1}{2}$) of the Southwest Quarter ($SW\frac{1}{4}$) of Section Thirty-six (36) Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., running thence South Eleven (11) chains, thence West four (4) chains and 54 $\frac{3}{4}$ links, thence North eleven (11) chains, thence East four (4) chains and 54 $\frac{3}{4}$ links to place of beginning.

TO HAVE AND TO HOLD the said described premises unto the said John Gates and Elizabeth E. Gates, their heirs and assigns forever; and the said W.F.Craig as Guardian aforesaid, do hereby covenant that I will warrant and defend the above granted premises to the said John & Elizabeth E. Gates against the lawful claims of said ward 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 6th day of March, A.D. 1936.

W.F.Craig. Guardian

STATE OF IOWA :

: SS

POLK COUNTY :

BE IT REMEMBERED, That on the 6th day of March A.D.1936, before the

undersigned, a Notary Public within and for Madison County, Iowa personally appeared W.F. Craig, Guardian, 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.

Deed Record No. 72, Madison County, Iowa

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

(NOTARIAL SEAL)

Harry F. Anderson
Notary Public in and for Madison County
Iowa, Certificate of Appointment on file
in Polk County, Iowa.

STATE OF IOWA :
:SS
MADISON COUNTY :

I, P.E. Rose, Clerk of the District Court in and for said County, do hereby certify that the foregoing deed executed by W.F. Craig, Guardian as stated therein, to John Gates and Elizabeth E. Gates, 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 there-
for ordered that the said sale and the foregoing deed of conveyance be and the same were on /
28 day of April A.D. 1936, approved by said Court.

WITNESS my hand and seal of said Court hereto affixed this 6 day of May A.D. 1936.

(DISTRICT COURT SEAL)

 P.E. Rose
Clerk of the District Court
By Rex Johnson Deputy.