

Deed Record No. 72, Madison County, Iowa

Acres-Blackmar Co. Burlington 2080

V.O. Hiatt, Gdn.

#4439

Filed for record the 30 day of
September A.D.1937 at 5:28
o'clock P.M.

To

Fee \$.70 ✓

Lillie Bickell

Valda C. Bishop, Recorder

GUARDIAN'S DEED

TO ALL TO WHOM THESE PRESENTS SHALL COME:

I, V.O.Hiatt of Boone County, State of Iowa, Guardian of persons and property of Mary Leon Hiatt and Wilmar Clair Hiatt minors sends greeting: Whereas, the said V.O.Hiatt Guardian as aforesaid, heretofore, to-wit: at the March Term, A.D.1935 of the District Court of Boone County, and State of Iowa, made application to the said Court to sell the undivided one-ninth (1/9) interest in and to the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$), except 3.09 acres used for railway purposes and except 1.21 acres lying East of said railway, all in Section Fifteen (15), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M.

And, whereas, notice of said application was duly and personally served upon said minor, according to law; and, whereas, also at the said March Term, A.D.1935 of said District Court, the said V.O.Hiatt in his capacity of Guardian aforesaid, was ordered and empowered to sell the

Undivided one-ninth (1/9) interest in and to the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$), except 3.09 acres used for railway purposes and except 1.21 acres lying East of said railway, all in Section Fifteen (15), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M.

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 (being Part of the real estate which the said Guardian was empowered to sell by said order of said District Court), to Lillie Bickell of Canadian County, in the State of Oklahoma for the sum of Dollars, Now, Therefore, Know Ye, That I, the said V.O.Hiatt 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 One Dollar and other valuable consideration to me paid by the said Lillie Bickell the receipt whereof I hereby acknowledge, do by these presents grant, bargain, sell, and convey unto the said Lillie Bickell and to her heirs and assigns forever, the following described tracts of real estate, lying and being situated in the County of Madison and State of Iowa, to-wit:

The undivided one-ninth (1/9) interest in and to the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$), except 3.09 acres used for railway purposes and except 1.21 acres lying east of said railway, all in Section Fifteen (15), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Iowa.

To have and to hold the said described premises unto the said Lillie Bickell heirs and assigns forever; and the said V.O.Hiatt as Guardian aforesaid, do hereby covenant that I will warrant and defend the above granted premises to the said Lillie Bickell against the lawful claims of said minors and all persons claiming or to claim the same by, through, or under them.

In Testimony Whereof, I have hereunto set my hand and seal this 28th day of May A.D.1935.

V. O.Hiatt.Guardian as aforesaid.

STATE OF IOWA, Boone County, ss.

Be it Remembered, That on the 28th day of May A.D.1935, before the undersigned, a Notary Public within and for said County, personally appeared V.O.Hiatt Guardian etc., 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]

Ruth Hauge Boone County, Iowa.

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STATE OF IOWA, BOONE County, ss.

In the District Court of Said County.

I, Glenn R. Peterson Clerk of the District Court in and for said County, do hereby certify that the foregoing deed executed by V.O. Hiatt Guardian, etc., as stated therein, to Lillie Bickell 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 28th day of May .1935, approved by said Court.

Witness my hand and seal of said Court hereto affixed this 28 day of May, A.D.1935.

(District Court Seal)



Glenn R. Peterson
Clerk of District Court
By Deputy