

Deed Record No. 72, Madison County, Iowa

Acres-Blackmar Co. Burlington 2080

Mary Arnold Crawford, Gdn.

#3734

Filed for record the 4 day of
August A.D.1938 at 3:09 o'clock
P.M.
Valda C. Bishop Farver, Recorder

To
Mary Arnold Crawford

Fee \$.60

GUARDIAN'S DEED

WHEREAS, Mary Arnold Crawford, guardian of Leona Ruth Crawford, a minor, both of the County of Madison and State of Iowa, on the 16th day of June, A.D.1938, made application to the District Court of Madison County, Iowa, to convey to Mary Arnold Crawford, individually, a life estate in and to said minor's interest in the real estate hereinafter described, situated in Madison County, Iowa, and Warren County, Iowa, and

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WHEREAS notice of the filing of said application with copy of said application attached, was duly and personally served upon said minor according to law, and said application was set down for hearing in accordance with an order of this Court dated June 16th, 1938, and said matter having come on for hearing, the said Mary Arnold Crawford in her capacity as guardian aforesaid, was authorized, ordered and empowered to convey a life estate in said real estate to Mary Arnold Crawford, individually.

NOW THEREFORE, I, Mary Arnold Crawford, in my capacity of guardian of Leona Ruth Crawford, minor, by virtue of the authority vested in me by the District Court of Madison County, Iowa, and in pursuance of an order of said Court dated ----- and for a valuable and sufficient consideration, do by these presents bargain and convey unto the said Mary Arnold Crawford, individually, a life estate only in and to all right, title and interest of Leona Ruth Crawford, minor, in and to the following described real estate, situated in Madison County, Iowa, and Warren County, Iowa, to-wit:

Beginning at a point 173 feet West of the Southwest corner of Block Two (2) of Clanton's Addition of 1888 to the Town of St. Charles, Iowa, running thence West 200 feet more or less to the West line of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Twenty-three (23) in Township Seventy-five (75) North, of Range Twenty-six (26) West of the 5th P.M., thence running North to the Northwest corner of the said Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of said Section Twenty-three (23) thence running East along the North line of the said Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of said Section Twenty-three (23) Two Hundred (200) feet more or less to a point due North of the place of beginning, thence South to the place of beginning, containing three and one-half (3 $\frac{1}{2}$) acres more or less in Madison County, Iowa.

Northeast Fractional Quarter (NE Fr $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) and the South Half (S $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Five (5) Township Seventy-four (74) North, Range Twenty-five (25) West of the 5th P.M., Warren County, Iowa

This guardian's deed is made and executed in lieu of said guardian joining in the execution of a Quit Claim Deed dated June 4, 1938, wherein a life estate in and to the above described real estate is conveyed to the said Mary Arnold Crawford, individually.

Signed this 1st day of July, A.D. 1938.

Mary Arnold Crawford
Guardian as aforesaid

STATE OF IOWA)
) SS.
Madison County)

On this 1st day of July, A.D. 1938, before me personally appeared Mary Arnold Crawford, guardian of Leona Ruth Crawford, a minor, to me known to be the identical person named in and who executed the foregoing instrument, as guardian, and acknowledged that she executed the same as her voluntary act and deed as guardian.

NOTARIAL

Jno. N. Hartley
Notary Public In and For Madison County, Iowa.