

That said John N. Nix will pay all the costs and expenses of this proceedings.

Therefore this guardian asks that the Court hear testimony and evidence upon the facts of this petition and that after a full hearing thereof that this guardian have an order of the Court to make a deed of conveyance for the real estate in this petition described to said John N. Nix and for any further necessary order in the premises.

Nicholas Nix

Subscribed and sworn to before me this 4 day of May, 1901.

Elmer Johnson, Clerk,
a.c.c.

James T. Montgomery
Attorney for Gary

State of Indiana,
County of Adams SS.

In re Guardianship of Bertha A, and There
sa Nix.

REPORT OF SALE:

Comes now, John B. Holthouse, guardian of said wards, and reports to
the court, that heretofore to wit on the 20th day of May,
1903, he obtained an order from the Adams circuit court, di-
recting him, as such guardian to sell at not less than its ap-
praised value, for cash, without notice and at private sale
the following described real estate situate in the county of

Adams and state of Indiana, to-wit: *The undivided 2/3*

of Commencing at a point 11degrees south and 59 feet west of the north
east corner of out lot No 291, in Shower's subdivision of out lot No.
28, in the southern Addition to the town (now city) of Decatur, Ind.
Thence south parallel with the east line of said out lot, 162 feet, to
the alley, thence west along the alley 60 feet, thence north 152 feet
to the north line of said out lot No. 291, thence east along said north
line to the place of beginning.

That in pursuance to said order he did on this day, to
wit, this 21st day of May 1903, sell to William
P. Colchin-----, said real estate, said Will-
iam P. Colchin-----, being the best and highest
bidders for said real estate, at and for the sum of \$333.33
said sum being the full appraised value of said real estate.
That said sale was made at private sale, without notice and
in all things pursuant to the order of sale made in said cause
That the said above named purchasers have paid the full
amount of said purchase money to said guardian in cash. That
the said purchasers are therefore entitled to a good and suf-
ficient deed of conveyance for said real estate.

Subscribed and sworn to before me this 23 day of ~~May~~ June 1903.
John B. Holthouse
Paul G. Hooper

Notary Public.

My Com. Ex. Jan 4th 1906.

State of Indiana } In the Adams Circuit Court
Adams County } April Term, 1902.

In the Guardianship of } No. 695.

Bertha A. Nix

Theresa Nix

Consent and request to
appoint J. B. Hothouse, Executor

To the Judge of the Adams Circuit Court:—

The undersigned, Bertha A. Nix, and Theresa
Nix, minor heirs of Catharine Nix, deceased,
and wards in the above guardianship, hereby
consent and request that you appoint
John B. Hothouse as our guardian,
the said Bertha A. Nix was nineteen years of
age on the 12. day of July 1902, and the
said Theresa Nix was fifteen years of age
on the 23 day of September, 1901

Bertha Nix.
Theresa Nix.

THE STATE OF INDIANA,

Adams County, ss :

Application for Letters of Guardianship

The undersigned, applicant for Letters of Guardianship on the persons and estates of

<i>Bertha A. M.</i>	aged 19 years	<i>Feb 12</i>	<i>1902</i>
	aged _____ years		189
<i>Theresa A. M.</i>	aged _____ years		189
	aged 15 years	<i>Sept 23</i>	<i>1901</i>
	aged _____ years		189
	aged _____ years		189
	aged _____ years		189
	aged _____ years		189
	aged _____ years		189

minor heirs of *Cath. M.* late of Adams County, Indiana :

said minors reside in *Adams* County, in the State of Indiana, and are the joint owners *with others, tenant in common* of Real Estate situate in said County, of the probable value

of *Fifteen hundred* Dollars, which

will rent annually for about the sum of *One hundred* Dollars.

Said wards interest therein being an undivided 4/9 part thereof
Said wards also owned personal property of the value of *One hundred*

Thirty Dollars.

State of Indiana *Adams* County, ss :

John B. Holtzner, being duly sworn, says that the material facts contained in the above statement and Application for Letters of Guardianship on the persons and estates of the persons therein named, are correct and true, as he verily believes; and further saith not.

Subscribed and sworn to before me this *13* day of *May* *1902*

Oliver Johnson, Clerk
Of the Circuit Court of Adams County, Indiana.

We **John B. Holthouse** Peter Holthouse
and **James J. Mumy**

are bound unto the State of Indiana, in the sum of Three Hundred
Dollars for the payment
of which we bind ourselves, jointly and severally, firmly by these presents.

Scaled and dated this the 3rd day of May, 1892

If the above bound John B. Holthouse
shall faithfully discharge his duties as Guardian of the person and property of
Bertha A. Dix and Theresa Dix

minor heirs of Catharine Dix deceased,
then the above obligation is to be void, else to remain in force.

J. B. Holthouse [SEAL]
Peter Holthouse [SEAL]
James J. Mumy [SEAL]



In open Court

the 3 day of May, 1892
Elmer Johnson
Clerk of Adams Circuit Court.

State of Indiana, Adams County, ss:

I, John B. Holthouse, swear that I will honestly and
faithfully discharge the duties of my trust as Guardian of
Bertha A. Dix and
Theresa Dix.

minor heirs of Catharine Dix, deceased, according to
law, so help me God.

Subscribed and sworn to before me, this 3 day of May, 1892
Elmer Johnson
Clerk of Adams Circuit Court.

State of Indiana, Adams County ss:

I, Elmer Johnson, Clerk of the Circuit Court of said
County, certify that John B. Holthouse of said county, has been
appointed Guardian of the person and property of Bertha A.
Dix and Theresa Dix

minor heirs of Catharine Dix, late of said County,
deceased, and has qualified as such.

In Testimony Whereof, I have hereunto set my hand and the
seal of said Court, this 5th day of May, 1892
Elmer Johnson
Clerk of Adams Circuit Court.

State of Indiana

County of Adams SS.

In the Adams Circuit Court, April Term 1
1903.

In Re Guardianship of Bertha A. Nix, and Theresa Nix.

Minor heirs of Catharine and Nicolas Nix both Deceased.

Comes now John B. Holthouse, guardian of said minors
above named and shows to the court that said wards are the
owners of the undivided two thirds, (each of the undivided
one third) of the following described real estate situate in
the county of Adams and state of Indiana. To-wit:

Commencing at a point 11 degrees south and fifty nine
feet west of the north east corner of out lot No 291, in Show
er's subdivision of out lot No 29, in the southern to the
town, now City of Decatur, said county and state; Thence south
parallel with the east line of said out lot 162 feet to the
alley on the south side thereof, thence west along said al-
ley sixty (60) feet, thence north 152 feet to the north
line of said out lot, thence east along the north line of
said out lot to the place of beginning:

Said Guardian further shows to the court that said
real estate was formerly owned by one Catharine Nix, mother
of these said wards, who died intestate in said Adams county
Indiana, on the 15th day of May, 1900, leaving as her sole
and only heirs at law, her husband Nickolas Nix, and
three children, to-wit John Nix, Bertha A. Nix, and Theresa
Nix; Who were then the sole owners of said real estate.

That afterwards, to-wit on the day of 19 the said Nich-
olas Nix, died intestate, in said county of Adams and state of
Indiana, leaving as his sole and only heirs at law, said
John Nix, and these two wards, Bertha A. and Theresa.

That said wards are therefore the owners in fee of the un-
divided two thirds of said real estate.

Your petitioner further avers:

First.

That the personal estate consists of Money in the hands of said Guardian, in the sum of \$ 531⁶⁰/₁₀₀ each ward owning the ~~following~~ Porter Trust thereof: Porter \$259.41; Heuer \$

Second.

That said money is now in the hands of said guardian having received the same from the former guardian of said ward ~~and from rents collected.~~

Third

That said wards have no estate dependent upon the settlement of any estate or upon the execution of any trust.

Fourth.

That the annual rental value of said wards real estate is \$ 32⁰⁰

Fifth.

That said Guardian has received for rent from said ward's real estate the sum of \$ Nothing which amount is still in the hands of said guardian.

Sixth:

That the said guardian proposes to reinvest at interest upon good surety, the proceed of said sale of said real estate, if made as prayed for in this petition.

Seventh.

That this sale is not asked for, to discharge liens upon said real estate: There being no liens thereon.

Eighth.

That said ward, Bertha Nix was 20 years old on the 12th day of February, 1903. and Thresa was 16 years of age on the 25th day of September, 1902, That both of said wards reside in the city of Decatur, Adams County, Indiana, with

Ninth.

Said Guardia would further represent to the court that said John Nix has contracted with one William D. Colekin for the sale of his interest in said real estate, and that said William D. Colekin is now offering for the whole interest of said real estate the sum of \$500.00.