

Guardianship of Bertha & Teresa Nix 1901-1907

Name in Record	Reason for Being in Record	Date of Record
Bertha A. Nix	Age over 14; request father, Nicholas Nix, as her guardian	April 23, 1901
Teresa Nix	Age over 14; request father, Nicholas Nix, as her guardian	
Nicholas Nix	Father of Bertha & Teresa Nix	
Catherine Nix	Died May 12, 1900	May 4, 1901
Nicholas Nix	Husband of Catherine Nix; guardian of minor daughters	
John M. Nix	Adult son of Catherine Nix	
Bertha A. Nix	Minor daughter of Catherine Nix; age 18	
Teresa Nix	Minor daughter of Catherine Nix; age over 14	
Nicholas Nix	Request deed to son's property be reconveyed to him	
Elmer Johnson	Clerk	
James T. Merryman	Attorney	
Nicholas Nix	Bound to state as guardian of Bertha & Teresa Nix	May 4, 1901
John N. Nix	Secured bond of Nicholas Nix	
John B. Holthouse	Secured bond of Nicholas Nix	
Nicholas Nix	Oath of guardian	May 4, 1901
Elmer Johnson	Clerk	
Bertha A. Nix	Minor heir of Catherine Nix; request John B. Holthouse as guardian	April Term 1902
Bertha A. Nix	Turned age 19 on Feb. 12, 1902	
Theresa Nix	Minor heir of Catherine Nix; request John B. Holthouse as guardian	
Theresa Nix	Was 15 on Sept. 23, 1901	
John B. Holthouse	Requested to be new guardian	
Nicholas Nix	Guard. Of Bertha & Theresa Nix; final report & resignation	May 2, 1902
James T. Merryman	Notary Public	
J. B. Holthouse	Applicant for Letters of Guardianship	May 3, 1902
Elmer Johnson	Clerk	
John B. Holthouse	Bound to state as guardian of Theresa & Bertha A. Nix	
Peter Holthouse	Secured bond of John B. Holthouse	
James Merryman	Secured bond of John B. Holthouse	
Elmer Johnson	Clerk	
John B. Holthouse	Oath of guardianship	May 3, 1902
Elmer Johnson	Clerk	
John B. Holthouse	Guardian; request to sell real estate	May 3, 1902
Adam Gilliom	Is interested in purchasing real estate	
James Merryman	Notary Public	
P. W. Sholtz	Appraiser of real estate	May 3, 1902
F. M. Schinmeyer	Appraiser of real estate	
Elmer Johnson	Clerk	
John B. Holthouse	Guardian; report of sale of real estate	May 3, 1902
Adam Gilliom	Purchased real estate	
James T. Merryman	Notary Public	
John B. Holthouse	Guard. of Bertha & Theresa Nix, minors of Nicholas & Catherine Nix, dec.	April Term 1903
John B. Holthouse	Request to sell real estate previously owned by Catherine Nix, dec.	
Bertha A. Nix	Turned age 20 on Feb. 12, 1903; reside in Decatur, Indiana	
Theresa Nix	Turned age 16 on Sept. 23, 1902; reside in Decatur, Indiana	
William P. Colchin	Is interested in purchasing real estate	
Paul G. Hooper	Notary Public	
Cornelius Rademacker	Appraiser of real estate	May 20, 1903
W. B. Reynolds	Appraiser of real estate	
Paul G. Hooper	Notary Public	
John B. Holthouse	Guardian of Theresa & Bertha Nix; reporting sale of real estate	June 13, 1903
William P. Colchin	Purchased said real estate	
Paul G. Hooper	Notary Public	
John B. Holthouse	Guardian; current report & money due to Bertha Nix, now adult	Feb. 18, 1904
David Gerber	Clerk	

John B. Holthouse	Guardian of Theresa Nix, minor dau of Nicholas & Catherine Nix, dec.	May 5, 1904
John B. Holthouse	Guardian of Theresa Nix; makes report	
John B. Holthouse	Guard. Of Theresa Nix; current report	April 9, 1906
Dr. Keller	Received payment for medical expenses	
David Gerber	Clerk	
John B. Holthouse	Guardian of Teresa E. Nix; final report & request to be discharged	Oct. 15, 1907
Teresa E. Nix	Ward; now past age 21	
David Gerber	Clerk	

Box 569 (9)

No 695

Box No. 569

ADAMS CIRCUIT COURT.

GUARDIANSHIP OF

Bertha A. Nix

Lessa Nix

Nicholas Nix

Guardian.

Filed May 4th 1891

E. Johnson

Clerk.

J. M. Murrin

Attorney.

State of Indiana. Adams County.

In the Adams Circuit Court, April Term, 1901.

To the Judge of the Adams Circuit Court:-

The undersigned, Bertha A. Nix and Theresa A. Nix, each being over the age of fourteen years, request that you appoint our father, Nicholas Nix as our guardian.

✓ Bertha A. Nix.

✓ Theresa Nix

Dated this 23 day of April 1901.

GUARDIAN'S ACCOUNT CURRENT.

Adams

CIRCUIT COURT.

John B. Hathorne
estate of Theresa Nix

Guardian of the person and

minor heirs of Nicholas and Catharine Nix deceased,
makes the following Report of Receipts and Expenditures:

			Dr.	Cr.
May	5 th	To Certificate of Deposit - Old bank	65 19	
"	"	" Account Interest on same	2 60	
"	"	" Cash recd from sale of Real Est	232 40	
		1903		
June	15	" Cash recd from house rent	1 45	
"	"	" " " Sale of Real Est	166 66	
"	25	" " " House rent	5 09	
"		" Interest at 6% on above to May 5/04	45 24	
			<u>518 63</u>	
		- Cr -		
May	5	By Paid 1/2 Rev stamp		50
"	"	" " 1/2 atty for Menoguen letters		7 50
"	"	" " 1/2 Court Costs		4 10
"	"	" " Schugg Sewer assessment		11 67
Nov	24	" " "		50
		1903		4 18
May	1	" " Hollhouse drug Co med for wond		1 42
May	4	" " 1/2 delinquent tax		4 00
June	15	" " 1/3 tax on Real Est sold		1 00
"	"	" " 1/2 atty for " " "		1 67
"	"	" " 1/3 Abstract " " "		3 25
"	"	" " 1/2 Court Costs " " "		8 12
"	"	" " Blackburn & Christen med for wond		1 43
"	29	" " "		3 38
		1904		465 89
July	24	" " Taxes		518 63
May	17	" " Clarks Costs to May 5-1904 paid out on money deposited 6% interest on current deposits making out hand May 5/04 Balance on		

State of Indiana, Adams County.

In the Adams Circuit Court,

April Term, 1901.

In the Guardianship of

Bertha A. Nix

Teresa Nix, minor heirs of

Catharine Nix, deceased.

*Petition for Order to Enlarge
Real Estate.*

Comes now Nicholas Nix, Guardian of the above named minor heirs and respectfully states and shows to the Court, that said decedent Catharine Nix, mother of said wards, died intestate in Adams County in the State of Indiana, on the 12th day of May 1900, leaving as her sole and only heirs-at-law, this guardian (her husband), and one John M. Nix (her adult son) and two said minor daughters, Bertha A. Nix and Teresa Nix.

And this guardian further states and shows to the Court that the estate of said decedent has been duly and legally administered upon and all the debts of every kind fully discharged.

And said guardian further shows to the Court that on the fourth day of May, 1897, and for a long time prior thereto the said adult son, John M. Nix was the absolute owner in fee in his own right and in possession of the following described real estate in the City of Decatur,

Adams County, State of Indiana, to-wit:-

Commencing at the north east corner of out-lot number two hundred and ninety one (291) in David Showers subdivision of out-lot number twenty eight (28) in the town (now city) of Decatur, Indiana, running thence south to the south east corner of said out-lot number two hundred and ninety one (291); thence west fifty six feet; thence north one hundred and sixty two (162) feet to a point fifty nine (59) feet west of the north east corner of said out-lot number two hundred and ninety one, thence east fifty nine feet to the place of beginning.

That the said John M. Nix being then and there of lawful age but being young and inexperienced, in order that said real estate might be preserved and taken care of, he transferred and conveyed the same, then and there, by deed of general warranty to his mother, Catharine

Nix; and that no other consideration whatever passed between said John N. Nix and his said mother, except that the said decedent, Catharine Nix, took and received said deed of conveyance in trust for said John N. Nix, and at the time, then and there, agreed that at any time he so desired, she would re-convey to him the fee simple title in said real estate; that never, at any time, did said Catharine Nix or this guardian her husband or said two minor children own any interest, right or title to said real estate.

That just prior to the death of said decedent, she stated to her said husband and children herein named that said real estate wholly belonged to said son, John N. Nix, and that the same should be conveyed to him and that she then desired to make such conveyance to him of such real estate; but said guardian shows to the Court that before a scrivener could be procured to write such deed, that said decedent, Catharine Nix suddenly died and said deed of conveyance was never made.

Said guardian further shows to the Court, that being fully acquainted with all the facts touching said deed of conveyance from said John N. Nix to his mother, said decedent Catharine Nix, and knowing of her express agreement and expressed desire that said real estate be re-conveyed to said John N. Nix, this guardian since her death has transferred and conveyed all his interest therein as husband of said decedent to the said John N. Nix.

And he further shows that it would be just, equitable and right that he be authorized to make a guardian's deed for the record interest of said two minor girls in said real estate to said John N. Nix.

That said Bertha A. Nix is eighteen years of age, and said Teresa Nix is ^{over} fourteen years of age, and both reside with their father this guardian in the City of Decatur, Indiana in the home of and upon other real estate owned by said decedent at her death.