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Sheriff J. H. Evans
To D. Dea
John Leonard

* 123

To all to whom these presents shall come greeting know ye
that whereas on the first day of September AD 1856 John L
Leonard of the County of Madison and State of Iowa executed to
one Craig Gaines of the aforesaid County and State a mortgage in
fee simple on the real Estate herein after described to secure to the said Craig Gaines
the payment of the sum of two thousand Dollars according to the tenor and effect
of certain promissory note of Even date therewith executed by the said John L Leonard to
the said Craig Gaines for the said sum of two thousand Dollars payable on the 25th day of
December AD 1857 and whereas the said sum of two thousand dollars together with a
considerable amount of Interest accrued thereon being due and remaining unpaid the said
Craig Gaines on the second day of February AD 1859 failed in the District Court of said Madison
County his petition against the said John L Leonard alleging the execution of the said mortgage
and promissory note as aforesaid and that no part of the said sum of two thousand Dollars
or the Interest thereon had been paid and asking judgement for the amount due
thereon and that the said real Estate might be sold to satisfy the amount due and that a
Special execution issue accordingly and that the said John L Leonard and all persons
claiming under him might be forever barred and foreclosed of and from all right and
equity of Redemption in and to the said real estate and whereas afterwards to wit at the
April term of the said District Court and on the 12th day of April AD 1859 the said Craig
Gaines obtained a decree of foreclosure against the said John L Leonard according to the prayer
of his said petition and according to the statute in such cases made and provided the amount
found due being twenty one hundred and fifty Dollars principal and cost of suit taxes and
six Dollars and ten cents and whereas afterwards to wit on the 11th day of July AD 1859
a Special execution was issued on said decree directed to the Sheriff of said Madison County
commanding him to sell the said real estate and whereas I J H Evans the said Sheriff
under and by virtue of the said writ of execution afterwards to wit on the 2nd day of
August AD 1859 after having caused the sale of said real estate to be duly and legally
advertised sold the same at public auction to one John Leonard of the County of Madison and
State of Iowa for the sum of Eleven hundred and fifty Dollars he being the highest and
best bidder and that being the highest and best bid offered therefor all which will more
fully appear Reference being had to the records of said District Court Now therefore
I the said J H Evans as Sheriff as aforesaid in consideration of the premises and of the
said sum of Eleven hundred and fifty dollars to me in hand paid and by virtue of the
powers in me vested by law do by these presents sell and convey to said John Leonard the
said real Estate so sold as aforesaid situated in Madison County Iowa and which
is described as follows to wit the North west quarter (1/4) of Section number nine
and fifty (50) acres of said section number nine (9) being the same described in a deed
of Joseph Brunson to the said John L Leonard by which the same was conveyed to the said
John L Leonard dated the 15th day of March AD 1856 and recorded in Book D page
391 of the records of said Madison County all of said lands being in Township number
seventy five (75) North of Range number Twenty Eight (28) West of 5th P M and I warrant
the title to said real estate in as full and ample a manner as I as Sheriff as
aforesaid in my official capacity in anywise ought or should warrant the same
in Witness whereof I the said J H Evans as Sheriff as aforesaid have hereunto
my hand officially this 22nd day of August AD 1859 J H Evans Sheriff Madison County Iowa

9-23-28.

State of Iowa
Madison County
Be it Remembered that on this 22^d day of August AD 1859
before me the undersigned J. M. Andrews a Justice of the Peace
in and for said County personally appeared J. K. Evans Sheriff of said
Madison County to me personally known to be the identical person whose name as such
Sheriff is affixed to the foregoing deed of conveyance and acknowledged
the execution thereof by him and that the same was his free and voluntary
and deed as Sheriff as aforesaid for the uses and purposes therein specified
In Witness whereof I have hereunto set my hand officially the day and year
aforesaid
J. M. Andrews Justice of the Peace
Madison County Iowa

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Filed for record August the 22^d AD 1859 at 3 O'clock P. M.
David Bishop Recorder