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J. H. Evans Sheriff
 D. O. Dea
 John Hutton

Know all men by these presents that where
 -as at the October term of the district court
 of Madison County in the State of Iowa

A D 1857 and on the 16th day of the said month

of October at the city of Winterset the county seat of said Madison
 County John Hutton recovered and obtained judgements against
 Richard L. Talbott in said court for the sum of two hundred and
 sixty five dollars and cost of suit taxed to seventy nine dollars
 and fifty cents five cents and whereas afterwards to wit on the
 24th day of October A D 1857 execution issued on said judgement
 directed to the Sheriff of said Madison County and whereas J. H.
 Evans then and there acting as and being Sheriff as aforesaid there
 upon and under and by virtue of said writ of execution levied upon the
 real estate herein after described and did afterwards to wit on the
 12th day of December A D 1857 after having caused the said real
 estate to be duly and legally advertised for sale sell the same to the
 said John Hutton at public auction for the sum of two hundred
 Dollars he being the highest and best bidder and that being
 the highest and best bid offered therefor and whereas J.
 then and there to wit on the day and year last aforesaid was
 out and delivered to the said John Hutton a certificate of sale
 in due form of law and whereas one year has elapsed since the
 date of said sale and the said Richard L. Talbott defen-
 dant has not nor has not any other person redeemed said
 real estate or in anywise attempted to do so

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Now therefore I the said J. H. Evans as Sheriff as aforesaid in consideration of the premises and in consideration of the said sum of two hundred dollars by the said John Hutton the said plaintiff so bid as aforesaid and by virtue of the authority and powers in me vested by law do hereby sell and convey to the said John Hutton the said real estate so sold as aforesaid and which is described as follows to wit the south east quarter (1/4) of the south east quarter (1/4) of Section number twenty three (23) in Township number seventy four (74) North of Range number twenty seven (27) West of 5 P.M. Situated in the County of Madison and State of Iowa and I warrant the title to the 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 Testimony whereof I the said J. H. Evans as Sheriff as aforesaid have hereunto set my hand Officially this 3rd day of March A.D. 1859 J. H. Evans Sheriff of Madison County Iowa

The State of Iowa
Madison County
I John Leonard a Notary Public in and for said County do hereby certify that on this 3rd day of March A.D. 1859 before me personally appeared J. H. Evans Sheriff of Madison County Iowa personally known to me to be the identical person whose name as Sheriff as aforesaid is affixed to the foregoing deed of conveyance as grantor and acknowledges the execution thereof by him and that the same was his free and voluntary act and deed as such Sheriff for the purpose therein specified in witness whereof I have hereunto set my hand and affixed my notarial seal on the day and year first above written J. Leonard Notary Public
Madison County Iowa
Filed March the 5th A.D. 1859 at & before P.M.