

#4081

Sheriff Madison Co. Ia.
To 3 Shps Deed
John A. Pitzer

This Indenture Made this 22 day of June 1871. between J.S. Pullis Sheriff of the County of Madison in the State of Iowa, of the first part, and John A. Pitzer of Madison County Iowa, of the second part; Whereas, at the March term of the Circuit Court, in and for the Co. of Madison in the State of Iowa, held at the Court House on the 16th day of March A.D. 1871. before the Honorable Frederick Mott. Sole Presiding Judge of said Court, it was, among other things, ordered, adjudged and decreed by the said Court in a cause therein pending between One P.J. Hoxton Plaintiff and T.P. Gaines Defendant, that a Special Execution should issue, whereon the Sheriff should sell the Real Estate mentioned in the petition in said action, or so much thereof as should be necessary to be sold to satisfy the amount due, with interest and costs, in the same manner as Real Estate is sold on Execution. And Whereas, the said Sheriff, party of the first part, to these presents in pursuance of the judgment, order and decree of said Court, in said action, and in pursuance of the Statute in such case made and provided, did on

the 20th day of May 1871, sell at public auction, at the Court House door, in Winterset in said County of Madison, the premises mentioned in the said order and Special execution, and herein after described, after having given four weeks notice of the time, place and terms of such sale, in the manner following, to-wit: By Posting a Notice thereof at the Court House where the last District Court was held; and one at the Post-Office in said Winterset, Madison County, Iowa, and one in Grand River Township a public place in the said Township it being the same where the said Real Estate is situated, and by publishing a notice thereof for four consecutive weeks immediately preceding the day of said sale in the Winterset Sun and News Paper published in the said County of Madison, And Whereas at the said sale the said premises were struck off to and purchased by John A. Pitzer of Madison Co. Iowa, at and for the sum of Five Hundred and twenty Dollars that being the highest bid therefor, Now Therefore, this indenture Witnesseth, that the party of the first part, Sheriff as aforesaid, in order to carry into effect the sale so made in pursuance of the said Decree of said Court, and by virtue of the Statute in such case made and provided, and in consideration of the sum of Five Hundred and twenty Dollars, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, hath granted, bargained and sold, and by these presents doth grant, bargain, sell and convey unto the said party of the second part, and to his heirs and assigns forever, the following described Real Estate situated in the County of Madison and State of Iowa, described as follows, to-wit: North West quarter (14) of the North West quarter (36) of Section (14) fourteen of Township Seventy four North of Range Twenty nine (29) West. To have and to hold the above described premises, with the appurtenances thereto belonging unto the said party of the second part: his heirs and assigns forever, In Witness whereof the said party of the first part, Sheriff as aforesaid, hath hereunto set his hand and seal, the day and year above mentioned.

W. Rev. St. 1871
J. S. Pullett, June 1871

J. S. Pullett's Sheriff [Seal]

State of Iowa, Be It Remembered, that on this 28th day of Madison County, June 1871, before the undersigned a Clerk of the Circuit Court in and for said County, came J. S. Pullett Sheriff to me personally known to be the identical person

whose name is subscribed to the foregoing Sheriff's Deed as grantor, and acknowledged the instrument to be his voluntary act and deed, and that he executed the same for the purposes therein mentioned, Witness my hand and the seal of said court the day and year last above written,

"JF" D.E. Cooper Clerk Circuit Ct.

"JF" Filed July 24th 1873, at 3 o'clock P.M.

J.F. Smith Recorder