

SHERIFF'S DEED RECORD

Book 74

J. H. WELCH PRtg. CO., DES MOINES 2078

A. E. Null

SHERIFF OF MADISON COUNTY, IOWA
TO

Union Central Life Ins. Co.

Sheriff's Deed.

#1725

Filed for Record the 13th day of May A. D. 1935
at 11:55 o'clock a M.

Valda C. Bishop

Recorder.

Deputy.

Recording Fee, \$ 90

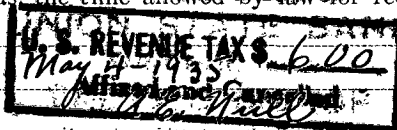


This Indenture, Made the 4th day of May, 1935, by and between A. E. Null Sheriff of Madison County, Iowa, of the first part, and The Union Central Life Insurance Company of Cincinnati, Ohio of the County of Hamilton in the State of Ohio, of the second part, witnesseth:

THAT, WHEREAS, By virtue of a Special execution directed to John K. Sawyer the then acting Sheriff of Madison County, Iowa, dated the 27 day of February A. D. 1934, and issued out of the Clerk's office of the District Court of the State of Iowa, in and for Madison County, under the seal of said Court, upon a judgment rendered in said District Court, on the 9 day of February, A. D. 1934, in favor of The Union Central Life Insurance Company of Cincinnati, Ohio and against The Real Estate hereinafter described for the sum of Six Thousand Three Hundred Sixty-Two and 66/100 DOLLARS (\$6,362.66) debt, costs, interest and accruing costs, the said John K. Sawyer Sheriff, as aforesaid, did, on the 24 day of February, A. D. 1934, levy on the real estate hereinafter described, as the property of said defendant, to satisfy the said execution,

and whereas, the said John K. Sawyer Sheriff as aforesaid, gave four weeks' notice of the time and place of selling real estate under said execution, by posting up printed notices thereof at three public places in said Madison County, one of which was at the Court House in Winterset, where the last District Court was held, and by causing two publications of said notice to be made in the Winterset News, a newspaper published and printed at Winterset, said County, before the day of sale.

AND WHEREAS, The said John K. Sawyer as Sheriff aforesaid, in pursuance of the notice of sale aforesaid in conformity to law and by virtue of said execution, did, on the 26th day of March, A. D. 1934, at the front door of the Court House, in Winterset, Iowa, expose and offer for sale at public auction the real estate hereinafter described, and did then and there sell the same at public auction to The Union Central Life Insurance Company of Cincinnati, Ohio for the sum of Six Thousand & NO/100 DOLLARS, it being the highest and best bidder therefor. Whereupon the said Sheriff, after receiving the said sum of money from the said purchaser, made and delivered to him a certificate of sale as directed by law; and whereas, the time allowed by law for redeeming said real estate having expired without any redemption thereof having been made:



NOW, THEREFORE, THIS INDENTURE WITNESSETH, That in consideration of the premises and of the said sum of

Six Thousand & NO/100 DOLLARS (\$6000.00) so bid and paid as aforesaid, the receipt whereof is hereby acknowledged, I, the said A. E. Null Sheriff as aforesaid, party of the first part, do hereby sell and convey unto the said The Union Central Life Insurance Company of Cincinnati, Ohio, or its successors, heirs and assigns forever, the following described real estate, situated in the County of Madison and State of Iowa, (being the same real estate hereinbefore referred to, to-wit): SE 1/4, NE 1/4 of Section thirty (30) also the West 19 1/2 acres of the SW 1/4 NW 1/4 of Section twenty-nine (29), All in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P. M. Containing 59 1/2 acres more or less, according to Government Survey, except the following two tracts of land which have been released for road purposes. Commencing at the West 1/4 corner of Section 29, Township 76 North, Range 26 West, thence 6.5 feet North to point of beginning, being a point on the South line of the present East and West highway, thence North 53 feet, thence East 63.8 feet to point 29 feet North of the South line of the SW 1/4 NW 1/4 of said Section 29. Thence South 41.5 feet to the South line of the present East and West Highway, thence West 63.8 feet to point of beginning, containing 0.1 acres, more or less, exclusive of the present highway; also Commencing at the Southwest Corner SE 1/4 NE 1/4 of Section 30, Township 76, Range 26, thence North 141.6 feet to the point of beginning, thence North 95.2 feet, thence Southwesterly 550.4 feet along a 1096 ft. radius curve concave Northerly with a central angle of 28° 46.3' thence North 84° 22' East 24.6 feet, thence Northerly 557.5 ft. along a 11510 ft. radius curve concave Southerly with a central angle of 2° 46.5' thence South 67.4 ft. thence South 84° 30' West 107.5 ft. thence Northwesterly 251.5 ft. along a 540 ft. radius curve, concave Northerly and with a central angle 26° 41.2' to the point of beginning, containing 0.96 acres more or less. (Note: The West line of the SE 1/4 NE 1/4 said Section 30 is taken as due North and South)

Said sale recorded in Sale Book 1 Page 521 Case No 15852 Docket No. 30 Page No. 68

TO HAVE AND TO HOLD the said real estate, with all the appurtenances thereto belonging to the said The Union Central Life Insurance Company of Cincinnati, Ohio or its successors, heirs and assigns forever, as fully and absolutely as the said party of the first part, by virtue of the premises, might and could sell and convey the same.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his seal this 4th day of May A. D. 1935

A. E. Null

Sheriff of Madison County, Iowa.

By

Deputy.

STATE OF IOWA, MADISON COUNTY, ss.

BE IT REMEMBERED, That on this 4 day of May, A. D. 1935, before me P. E. Rose Clerk of the District Court, in and for

Madison County, Iowa, personally appeared

A. E. Null

Sheriff of Madison County, Iowa, to me personally known to be the identical person whose name is subscribed to the foregoing deed as

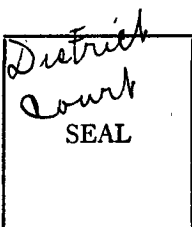
Sheriff, and who is to me personally known to be the

the execution thereof to be the act and deed of the Sheriff aforesaid by him as sheriff voluntarily done and executed for the purposes therein mentioned.

WITNESS my hand and seal the day and year last above written.

P. E. Rose

Clerk of the District Court, in and for Madison County, Iowa.



COMPARED