

SHERIFF'S DEED RECORD

Book 74

J. H. WELCH PRtg. CO., DES. MOINES 7076

John K. Sawyer
SHERIFF OF MADISON COUNTY, IOWA
TO
S. L. Niatt

Filed for Record the 6 day of July A. D. 1934
at 11:30 o'clock A. M.
Sheriff's Deed. Valda C. Bishop
#2419 Recorder.
Recording Fee, \$ 90 Deputy.



This Indenture, Made the 7th day of July, 1934, by and between John K. Sawyer Sheriff of Madison County, Iowa, of the first part, and S. L. Niatt of the County of Madison in the State of Iowa, 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 6th day of January A. D. 1932, 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 30th day of December, A. D. 1931 in favor of S. L. Niatt and against C. W. McCaustland, Grace McCaustland, L. R. Nelson, Elsie E. Nelson and Grace M. Deets for the sum of Eighteen Thousand Four Hundred Fifty and 8/100 DOLLARS (\$18,450.81) debt, costs, interest and accruing costs, the said John K. Sawyer Sheriff, as aforesaid, did, on the 9th day of January, A. D. 1932, levy on the real estate hereinafter described, as the property of said C. W. McCaustland, Grace McCaustland, L. R. Nelson and Elsie E. Nelson 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 13th day of February A. D. 1932, 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 S. L. Niatt for the sum of Eight Thousand and no 100 DOLLARS, he 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 Eight Thousand and no 100 DOLLARS (\$8,000.00) so bid and paid as aforesaid, the receipt whereof is hereby acknowledged, I, the said John K. Sawyer Sheriff as aforesaid, party of the first part, do hereby sell and convey unto the said S. L. Niatt, party of the second part, or his 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):

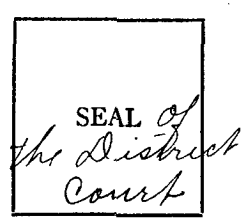
Northwest Quarter (1/4) of the Southwest Quarter (1/4), and the East Half (1/2) of the Southwest Quarter (1/4), and the West Half (1/2) of the Southeast Quarter (1/4) of Section Thirty-Three (33), in Township Seventy-five (75) North, of Range Twenty-six (26) West of the 5th P. M., Iowa.

Said sale recorded in Sale Book 1 Page 526 Case No. 15178 Docket No. 29 Page No. 12

TO HAVE AND TO HOLD the said real estate, with all the appurtenances thereto belonging to the said S. L. Niatt or his heirs and assigns forever, as full 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 7th day of July A. D. 1934
John K. Sawyer
Sheriff of Madison County, Iowa.
By Deputy.

STATE OF IOWA, MADISON COUNTY, ss.
BE IT REMEMBERED, That on this 7th day of July, A. D. 1934, before me C. E. Spurgin Clerk of the District Court, in and for Madison County, Iowa, personally appeared John K. Sawyer 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 Sheriff of the County of Madison and State of Iowa, and acknowledged 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.
C. E. Spurgin
Clerk of the District Court, in and for Madison County, Iowa.

COMPARED