

Book 74

SHERIFF'S DEED RECORD

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

86

A. E. Null

SHERIFF OF MADISON COUNTY, IOWA

TO

S. L. Niatt

Filed for Record the 11 day of May A. D. 1936

at 10:00 o'clock A. M.

Sheriff's Deed.

#1939

Valda C. Bishop

Recorder.

Recording Fee, \$ 90 ✓

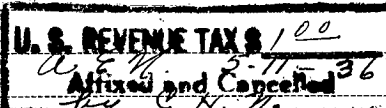
Deputy.

This Indenture, Made the 23rd day of March, 1936, by and between A. E. Null 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 A. Sawyer the then acting Sheriff of Madison County, Iowa, dated the 6th day of June A. D. 1931, 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 28th day of May, A. D. 1931, in favor of S. L. Niatt and against Byron Pace and the following described real estate for the sum of One hundred thirty-three and 70/100 DOLLARS (\$1033.70) debt, costs, interest and accruing costs, the said John A. Sawyer Sheriff, as aforesaid, did, on the 8th day of June, A. D. 1931, levy on the real estate hereinafter described, as the property of said S. L. Niatt defendant, to satisfy the said execution,

and whereas, the said John A. 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 A. 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 9th day of July A. D. 1931, 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 Hundred 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 Hundred and No/100 DOLLARS (\$800.00) 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 S. L. Niatt, party of the second part, or administrators, 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):

Beginning at a point on East Side of Southwest Quarter (1/4) of Section Eleven (11), Township Seventy-four (74) North, of Range Twenty-seven (27) West, Four Hundred and Twenty (420) feet from the center of Section Eleven (11), thence West three hundred (300) feet, thence South forty (40) feet to center of Clinton Creek, thence in a Southeasterly direction in center of Clinton Creek to the east line of the Southwest Quarter (1/4) of said Section Eleven (11), thence North on said East Side of the Southwest Quarter (1/4) four hundred and fifty (450) feet to place of beginning, containing one and sixty-eight one hundredth acres more or less.

Said sale recorded in Sale Book 1 Page 306 Case No. 14928 Docket No. 28 Page No. 170

TO HAVE AND TO HOLD the said real estate, with all the appurtenances thereto belonging to the said S. L. Niatt or his administrators, 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 23rd day of March A. D. 1936

A. E. Null

Sheriff of Madison County, Iowa.

By Deputy.

STATE OF IOWA, MADISON COUNTY, ss.

BE IT REMEMBERED, That on this 23rd day of March, A. D. 1936, before me, J. E. Rose Clerk of the District Court, in and for

Madison County, Iowa, personally appeared

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.

J. E. Rose

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

