

SHERIFF'S DEED RECORD

Book 74

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

A. E. Null
SHERIFF OF MADISON COUNTY, IOWA
TO

Filed for Record the 11 day of march A. D. 1937
at 3:50 o'clock P. M.

Sheriff's Deed.

#1835

Valda C. Bishop
Recorder.

Deputy.

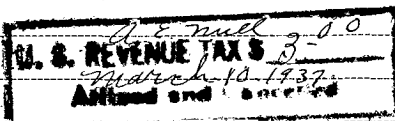
Recording Fee, \$ 90

Martin J. Roach, Adm.

This Indenture, Made the 10th day of march, 1937, by and between A. E. Null Sheriff of Madison County, Iowa, of the first part, and Martin J. Roach, Administrator of the Estate of Joseph Cunningham, deceased, 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 A. E. Null the then acting Sheriff of Madison County, Iowa, dated the 31 day of January A. D. 1936, 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 10 day of January, A. D. 1936, in favor of Martin J. Roach, Administrator of the Estate of Joseph Cunningham, deceased, and against Nancy Croft, Ross Croft and J. E. Hamilton for the sum of Four Thousand Five Hundred Twenty-seven & 83/100 DOLLARS (\$4,527.83.) debt, costs, interest and accruing costs, the said A. E. Null Sheriff, as aforesaid, did, on the 5th day of February, A. D. 1936, levy on the real estate hereinafter described, as the property of said Nancy Croft; Ross Croft and J. E. Hamilton defendant, to satisfy the said execution, and whereas, the said A. E. Null 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 Madisonian newspaper published and printed at Winterset, said County, before the day of sale.

AND WHEREAS, The said A. E. Null 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 march A. D. 1936, 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 Martin J. Roach, Administrator of the Estate of Joseph Cunningham, deceased for the sum of Three Thousand & 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 Three Thousand & no/100 DOLLARS (\$3,000.00) 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 Martin J. Roach, Administrator of the Estate of Joseph Cunningham, deceased, party of the second part, or his 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):

West One Half (W 1/2) of the northwest quarter (NW 1/4) of the Southeast quarter (SE 1/4) of Section Thirty (30) Township Twenty-six (26) North, Range Twenty-seven (27) West of the 5th P. M., Madison County, Iowa

Said sale recorded in Sale Book 2 Page 134 Case No. 15877 Docket No. 30 Page No. 80

TO HAVE AND TO HOLD the said real estate, with all the appurtenances thereto belonging to the said Martin J. Roach, Administrator of the Estate of Joseph Cunningham, deceased, or his 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 10th day of march A. D. 1937.

Sheriff Seal

A. E. Null
Sheriff of Madison County, Iowa.

By _____ Deputy.

STATE OF IOWA, MADISON COUNTY, ss.

BE IT REMEMBERED, That on this 10 day of march, A. D. 1937, 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

_____ 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.

P. E. Rose

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

