

Book 74

SHERIFF'S DEED RECORD

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

Filed for Record the 14 day of January A. D. 1937
at 10:00 o'clock A. M.
Sheriff's Deed. Valda C. Bishop
172
Recording Fee, \$.90
Recorder. Pearl E. Shetterly
Deputy.

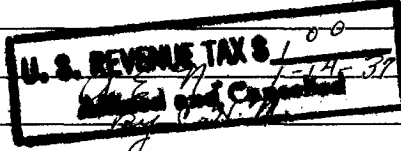
This Indenture, Made the 14th day of January, 1937, by and between A. E. Null Sheriff of Madison County, Iowa, of the first part, and A. Cooke Nicholson of the County of Madison in the State of Iowa, of the second part, witnesseth:

THAT, WHEREAS, By virtue of a Special A. E. Null execution directed to the then acting Sheriff of Madison County, Iowa, dated the 7th day of November A. D. 1935, 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 13 day of May, A. D. 1924, in favor of Almyra Pope and against W. S. Lake and Verde Lake for the sum of Three Hundred Four & 82/100 DOLLARS (\$ 304.82) debt, costs, interest and accruing costs, the said A. E. Null Sheriff, as aforesaid, did, on the 7th day of November, A. D. 1935, levy on the real estate hereinafter described, as the property of said W. S. Lake and Verde Lake 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 a 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 30th day of December A. D. 1935, 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 Almyra Pope for the sum of Five Hundred Eighty-three & 68/100 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: whereas Almyra Nicholson, formerly known as Almyra Pope, did assign all her right, title and interest in and to the Certificate of Sale and property hereinafter described, on the 13th day of January, A. D. 1937 to A. Cooke Nicholson

NOW, THEREFORE, THIS INDENTURE WITNESSETH, That in consideration of the premises and of the said sum of Five Hundred Eighty-three & 68/100 DOLLARS (\$ 583.68) 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 A. Cooke Nicholson, party of the second part or his 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):

The undivided One-sixth interest of Verde Lake in and to the following described real estate, to-wit:
East Half (1/2) of the Northeast Quarter (1/4) of Section Eight (8) Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M.

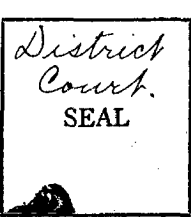


Said sale recorded in Sale Book 2 Page 20 Case No. 13208 Docket No. 25 Page No. 151

TO HAVE AND TO HOLD the said real estate, with all the appurtenances thereto belonging to the said A. Cooke Nicholson 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 14th day of January A. D. 1937
(Sheriff's Seal) A. E. Null
Sheriff of Madison County, Iowa.
By Deputy.

STATE OF IOWA, MADISON COUNTY, ss.
BE IT REMEMBERED, That on this 14 day of January, 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.