

SHERIFF'S DEED RECORD

BOOK 74

J. H. WELCH PRtg. CO., DES MOINES 7016

A. E. Null

SHERIFF OF MADISON COUNTY, IOWA

TO

Sherman A. Rollstin

Filed for Record the 26 day of August A. D. 1937

at 10:18 o'clock A. M.

Sheriff's Deed.

3896

Vaada C Bishop

Recorder.

Recording Fee, \$1.90

Deputy.

This Indenture, Made the 2nd day of August, 1937, by and between A. E. Null Sheriff of Madison County, Iowa, of the first part, and Sherman A. Rollstin 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 G. Sawyer the then acting Sheriff of Madison County, Iowa, dated the 4th day of March A. D. 1933, 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 13th day of February, A. D. 1932, in favor of Nancy J. Rollstin and against J. J. Lowden and Mary J. Lowden One Thousand Sixty-eight and 95/100 for the sum of \$1,068.95 debt, costs, interest and accruing costs, the said John G. Sawyer Sheriff, as aforesaid, did, on the 4 day of March, A. D. 1933, levy on the real estate hereinafter described, as the property of said J. J. Lowden and Mary J. Lowden defendant, to satisfy the said execution, and whereas, the said John G. 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 G. 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 3rd day of April A. D. 1933, 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 Nancy J. Rollstin

for the sum of Nine Hundred Fifty & 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, whereas Nancy J. Rollstin died, before any Sheriff's Deed was issued, wherefore Capt. B. Holmes, E. C. Woodward and Belle Martin did sell, assign and transfer unto Sherman A. Rollstin all their right, title and interest in and to the Certificate of Sale, on the 31st day of July, A. D. 1937, Sherman A. Rollstin, Capt. B. Holmes, E. C. Woodward and Belle Martin being the only children and heirs at law of the said Nancy J. Rollstin, now deceased.

NOW, THEREFORE, THIS INDENTURE WITNESSETH, That in consideration of the premises and of the said sum of Nine Hundred Fifty & no/100 DOLLARS (\$ 950.00) 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 Sherman A. Rollstin, 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):

The North Half (1/2) of Lots One (1) and Two (2), Block Ten (10), Ditzler and Knight's Addition to Winterset, Iowa.

Said sale recorded in Sale Book 1 Page 454 Case No. 15599 Docket No. 29 Page No. 222

TO HAVE AND TO HOLD the said real estate, with all the appurtenances thereto belonging to the said Sherman A. Rollstin or his 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 2nd day of August 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 2nd day of August, 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.