

SHERIFF'S DEED RECORD

Book 74

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

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

Schoeneman Bros. Company

Filed for Record the 30 day of November A. D. 1937

at 9:55 o'clock A. M.

Sheriff's Deed.

# 5166

Recording Fee, \$.90

Valds C. Bishop

Recorder.

Pearl E. Shetterly

Deputy.

This Indenture, Made the 27th day of November, 1937, by and between A. E. Null Sheriff of Madison County, Iowa, of the first part, and Schoeneman Bros. Company, a Corporation, of the County of Sioux 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 22 day of October 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 20 day of October, A. D. 1936, in favor of Leo C. Percival, W. F. Groat and Dula Groat in favor of C. H. Stagg, and against the real estate hereinafter described for the sum of

Four Hundred ninety-seven & 03/100 DOLLARS (\$ 497.03 ) debt, costs, interest and accruing costs, the said A. E. Null Sheriff, as aforesaid, did, on the 24 day of October, A. D. 1936 levy on the real estate hereinafter described, as the property of said W. F. Groat defendant, to satisfy the said execution,

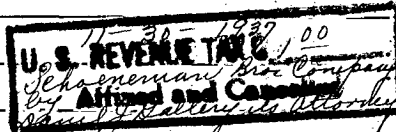
and whereas, the said A. E. Null Sheriff as aforesaid, gave four weeks' notice of the time and place of selling real estate under said execution, by posting up printed notices thereof at three public places in said Madison County, one of which was at the Court House in Winterset, where the last District Court was held, and by causing two publications of said notice to be made in the Winterset Madisionian 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 23 day of November 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 Leo C. Percival

for the sum of Five Hundred Thirteen & 47/100 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: except as follows: that said Schoeneman Bros. Company, a Corporation, made redemption on August 23, 1937, as a junior lien holder as provided by law, and the certificate of sale was assigned by said Leo C. Percival to said Schoeneman Bros. Company, a Corporation, under said redemption as provided by law.

NOW, THEREFORE, THIS INDENTURE WITNESSETH, That in consideration of the premises and of the said sum of Five Hundred Thirteen & 47/100 DOLLARS (\$ 513.47 ) 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 Schoeneman Bros. Company, a Corporation, party of the second part, or its 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): Undivided one-fifth interest of W. F. Groat in and to the following described real estate: to-wit: Lot Four (4) Block Three (3) Laughridge & Cassidy's Addition to Winterset, Iowa, also: The North Fractional Half (N. Fr. 1/2) of the Northwest Quarter (NW 1/4) and the North One-fourth (N 1/4) of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section Three (3) in Township Seventy-five (75) North, of Range Twenty-seven (27) West of the 5th P. M., and Twenty-two (22) Acres off the South side of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section Thirty-four (34) in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P. M., except about three (3) acres, more or less, of said tract, which lies West of the Center of the Channel of Middle River.



Said sale recorded in Sale Book 2 Page 68 Case No. 16472 Docket No. 31 Page No. 98

TO HAVE AND TO HOLD the said real estate, with all the appurtenances thereto belonging to the said Schoeneman Bros. Company, a Corporation, its 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 30th day of November A. D. 1937

(Sheriff's Seal)

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

By Deputy.

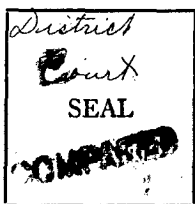
STATE OF IOWA, MADISON COUNTY, ss.

BE IT REMEMBERED, That on this 30 day of November, 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 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.