

SHERIFF'S DEED RECORD

Book 74

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

A. E. Null

SHERIFF OF MADISON COUNTY, IOWA
TO

Kate Buchanan

Filed for Record the 28 day of April A. D. 1938
at 9:45 o'clock A. M.

Sheriff's Deed.

#2247

Recording Fee, \$. 90

Valda C Bishop Farver

Recorder.

Deputy.

This Indenture, Made the 27th day of April, 1938, by and between A. E. Null Sheriff of Madison County, Iowa, of the first part, and Kate Buchanan 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 25th day of March A. D. 1937, 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 8th day of March, A. D. 1937, in favor of R. A. Breeding and against Anna E. Witter and D. R. Witter and against the real estate hereinafter described for the sum of Five Hundred Seventy-three and 36/100 DOLLARS (\$ 573.36) debt, costs, interest and accruing costs, the said A. E. Null Sheriff, as aforesaid, did, on the 26th day of March, A. D. 1937, levy on the real estate hereinafter described, as the property of said Anna E. Witter and D. R. Witter defendants 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 26th day of April A. D. 1937, 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 Kate Buchanan for the sum of Seven Hundred and no/100 DOLLARS, she 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 Seven Hundred and no/100 DOLLARS (\$ 700.00) 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 Kate Buchanan, party of the second part, or her 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):

Lots One (1), Two (2), Three (3), and Four (4), in Block One (1) of Joel's addition to the Town of St Charles, Iowa.

Said sale recorded in Sale Book 2 Page 93 Case No. 16222 Docket No. 30 Page No. 253

TO HAVE AND TO HOLD the said real estate, with all the appurtenances thereto belonging to the said Kate Buchanan or her 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 27th day of April A. D. 1938

A. E. Null

Sheriff of Madison County, Iowa.

By Deputy.

STATE OF IOWA, MADISON COUNTY, ss.

BE IT REMEMBERED, That on this 27 day of April, A. D. 1938, 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.

