

SHERIFF'S DEED RECORD

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

A. E. Null
SHERIFF OF MADISON COUNTY, IOWA
TO
Roy A. Nelson, Receiver

Filed for Record the 9 day of March A. D. 1939
at 11:24 o'clock a M.
Sheriff's Deed. Pearl E. Shetterly
#1582 Recorder.
Recording Fee, \$1.00 Deputy.

This Indenture, Made the 9th day of March, 1939, by and between A. E. Null Sheriff of Madison County, Iowa, of the first part, and Roy A. Nelson, Receiver of Chicago Joint Stock Land Bank, a Corporation of the County of Polk 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 6th day of November 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 31st day of October, A. D. 1936, in favor of John B. Gallagher, Receiver of Chicago Joint Stock Land Bank, a Corporation and against John H. Elmore, et al. for the sum of Twenty-three Thousand Six Hundred Fifty & 90/100 DOLLARS (\$23,650.90) debt, costs, interest and accruing costs, the said A. E. Null Sheriff, as aforesaid, did, on the 9th day of November, A. D. 1936, levy on the real estate hereinafter described, as the property of said John H. Elmore, et al., 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 newspaper published and printed at Winterset, in 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 14th day of December 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 John B. Gallagher, Receiver of Chicago Joint Stock Land Bank for the sum of Twenty-one Thousand and 00/100 (\$21,000.00) 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: And whereas, Roy A. Nelson is now the duly appointed, qualified and acting Receiver of the Chicago Joint Stock Land Bank

RECEIVED TAX \$2.00
3/7/39
Affixed and Cancelled

NOW, THEREFORE, THIS INDENTURE WITNESSETH, That in consideration of the premises and of the said sum of Twenty-one Thousand & 00/100 DOLLARS (\$21,000.00) 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 Roy A. Nelson, Receiver of Chicago Joint Stock Land Bank, party of the second part, 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):

The South Half of the Northwest Quarter (S 1/2 NW 1/4) and the North Half of the Southeast Quarter (N 1/2 SE 1/4) and the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) and the South Half of the Northeast Quarter (S 1/2 NE 1/4), Section Twenty-four (24) Township Seventy-seven (77) North, Range Twenty-six (26) West of the Fifth Principal Meridian Containing in all 280 acres, more or less

Said sale recorded in Sale Book 2 Page 75 Case No. 15798 Docket No. 30 Page No. 41

TO HAVE AND TO HOLD the said real estate, with all the appurtenances thereto belonging to the said Roy A. Nelson, Receiver of Chicago Joint Stock Land Bank, his successors 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 9th day of March A. D. 1939
A. E. Null
Sheriff of Madison County, Iowa.
By Deputy.

STATE OF IOWA, MADISON COUNTY, ss.
BE IT REMEMBERED, That on this 9th day of March, A. D. 1939, before me P. E. Rose, a Clerk of Court 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.