

BOOK 74

SHERIFF'S DEED RECORD

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

A. E. Null

SHERIFF OF MADISON COUNTY, IOWA
TOThe Winterset Cemetery Improvement
Association of Winterset, Iowa

Filed for Record the 19 day of October A. D. 1939

at 9:50 o'clock A. M.

Sheriff's Deed.

Pearl E. Shetterly

Recorder.

Recording Fee, \$.90 ✓

Deputy.

This Indenture, Made the 19th day of October, 1939, by and between A. E. Null, Sheriff of Madison County, Iowa, of the first part, and The Winterset Cemetery Improvement Association, of Winterset, Iowa, 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 12th day of September, A. D. 1938, 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 10th day of September, A. D. 1938,

in favor of The Winterset Cemetery Improvement Association, of Winterset, Iowa,

and against the real estate hereinafter described for the sum of

Five Thousand Seven Hundred Forty-five & 48/100 (\$5,745.48) DOLLARS (\$5,745.48)

debt, costs, interest and accruing costs, the said A. E. Null, Sheriff, as aforesaid, did, on

the 13th day of September, A. D. 1938, levy on the real estate hereinafter described, as the property of

said Defendant, Charles W. Murphy, 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 17th day of October, A. D. 1938,

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 The Winterset Cemetery Improvement Association, of

Winterset, Iowa, for the sum of Five Thousand Five Hundred & 00/100 (\$5,500.00) 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:



NOW, THEREFORE, THIS INDENTURE WITNESSETH, That in consideration of the premises and of the said sum of Five Thousand

Five Hundred & 00/100 DOLLARS (\$5,500.00) 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 The Winterset Cemetery Improvement Association, of Winterset, Iowa, its

heirs and assigns forever, the following described real estate, situated in the County of Madison and State of Iowa, (being the same real estate herein-

before referred to, to-wit): The Northwest Quarter (1/4) of the South East Quarter (1/4) and the South West

Quarter (1/4) of the South East Quarter (1/4), except a tract described as follows: Commencing at

a point on the South line of said last described Forty acre tract 696.7 feet East of the South West corner thereof, run-

ning thence North 33° 40' West, 596 feet, thence North, 41° 30' West, 111.1 feet, thence North, 49° 0' West, 374.2 feet,

thence North, 16° 55' West, 128 feet to the West line of said 40 acre tract, thence South along said

West line 710.5 feet, thence East, 696.7 feet to the place of beginning, being known and designated

as Lots 1 and 2 of said South West Quarter (1/4) of the South East Quarter (1/4) as shown

by plat recorded in Plat Record 1 at page 167 in the office of the Recorder of Madison

County, Iowa. Also Lot Two (2) of the South East Quarter (1/4) of the South West Quarter (1/4)

as shown by said Plat, all of said land lying and being in Section Seven (7) in

Township Seventy-five (75) North, of Range Twenty-eight (28) West of the 5th P. M., except

5.42 acres deeded for railroad right of way, containing 68 acres more or

less.

Said sale recorded in Sale Book 3 Page 27 Case No. 16311 Docket No. 31 Page No. 17

TO HAVE AND TO HOLD the said real estate, with all the appurtenances thereto belonging to the said The Winterset Cemetery Improvement Association of Winterset, Iowa, 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 19th day of October, 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 19th day of October, A. D. 1939, 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 such 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, at Winterset, Iowa.

P. E. Rose

Clerk of the District Court, in and for Madison County, Iowa.

District
Court.
SEAL

COMPARED