

SHERIFF'S DEED RECORD

BOOK 74

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

A. E. Null
SHERIFF OF MADISON COUNTY, IOWA
TO
Home Owners' Loan Corp.

Filed for Record the 2 day of May, A. D. 1940
at 10:35 o'clock a M.
Sheriff's Deed. Pearl E. Shetterly
2668 Recorder.
Recording Fee, \$1.00 ✓ Deputy.

This Indenture, Made the 2nd day of May, 1940, by and between A. E. Null Sheriff of Madison County, Iowa, of the first part, and Home Owners' Loan Corporation of Washington, D.C. of the County of - in the State of -, 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 27th day of March, A. D. 1939, 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 25th day of March, A. D. 1939 in favor of Home Owners' Loan Corporation of Washington, D.C., and against J. H. Dyer, Administrator of the Estate of Charles L. Simmons, deceased, et al. for the sum of Three Hundred Fifty Two & 70/100 DOLLARS (\$352.00) debt, costs, interest and accruing costs, the said A. E. Null Sheriff, as aforesaid, did, on the 27th day of March, A. D. 1939 levy on the real estate hereinafter described, as the property of said J. H. Dyer, Administrator of the Estate of Charles L. Simmons, deceased, 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 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 1st day of May, A. D. 1939, 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 Home Owners' Loan Corporation of Washington, D.C. for the sum of Three Hundred & 70/100 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:

NOW, THEREFORE, THIS INDENTURE WITNESSETH, That in consideration of the premises and of the said sum of Three Hundred & 70/100 DOLLARS (\$300.00) 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 Home Owners' Loan Corporation of Washington, D.C., 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):

Lots One (1) and Two (2), Block Eighteen (18) Langhridge & Cassidy's Addition to the Town of Winterset, Iowa.

Said sale recorded in Sale Book 3 Page 42 Case No. 16803 Docket No. 32 Page No. 3

TO HAVE AND TO HOLD the said real estate, with all the appurtenances thereto belonging to the said Home Owners' Loan Corporation of Washington, D.C., or its 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 2nd day of May, A. D. 1940

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 May, A. D. 1940, before me O. 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.

O. E. Rose

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

