

Book 74

SHERIFF'S DEED RECORD

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

A. E. Null

SHERIFF OF MADISON COUNTY, IOWA

TO

The Union Central Life Ins. Co.

Filed for Record the 2 day of January A. D. 1940
at 10:40 o'clock a. M.

Sheriff's Deed.

Pearl E. Shetterly

Recorder.

#3

Recording Fee, \$ 90

Deputy.

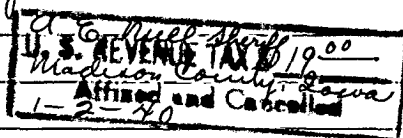
This Indenture, Made the 2nd day of January, 1940, by and between A. E. Null Sheriff of Madison County, Iowa, of the first part, and The Union Central Life Insurance Company of Cincinnati, Ohio, of the County of Hamilton in the State of Ohio, of the second part, witnesseth:

THAT, WHEREAS, By virtue of a Special execution directed to A. E. Null the then acting Sheriff of Madison County, Iowa, dated the 21st day of November 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 19th day of November, A. D. 1938, in favor of The Union Central Life Insurance Company of Cincinnati, Ohio and against Daisy Cregar, et al., for the sum of Nineteen Thousand Five Hundred Ninety & 10/100 DOLLARS (\$19,590.00) debt, costs, interest and accruing costs, the said A. E. Null Sheriff, as aforesaid, did, on the 23rd day of November, A. D. 1938, levy on the real estate hereinafter described, as the property of said Daisy Cregar 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 27th day of December 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 Union Central Life Insurance Company of Cincinnati, Ohio for the sum of Eighteen Thousand Five Hundred Ninety & 10/100 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 Eighteen Thousand Five Hundred Ninety & 10/100 DOLLARS (\$18,590.10) 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 Union Central Life Insurance Company of Cincinnati, Ohio, 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):

The West Half of the Northeast Quarter, and the East Half of the Northwest Quarter of Section Twenty-six (26), and commencing at the southeast corner of the Southwest Quarter of the Northwest Quarter of Section Twenty-five (25), thence West 160 rods, thence North 26 2/3 rods, thence East 160 rods, South 26 2/3 rods to the place of beginning, in Township Seventy-five (75) North, Range Twenty-seven (27) West Fifth P.M., containing 186 2/3 acres, more or less, according to Government Survey.



Said sale recorded in Sale Book 3 Page 33 Case No. 16043 Docket No. 30 Page No. 163

TO HAVE AND TO HOLD the said real estate, with all the appurtenances thereto belonging to the said Union Central Life Insurance Company of Cincinnati, Ohio, or 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 lawfully sell and convey the same.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his seal this 2nd day of January 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 January, A. D. 1940, 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.