

SHERIFF'S DEED RECORD

Book 74

J. H. WELCH PRtg. CO., DES MOINES 1976

A. E. Null
SHERIFF OF MADISON COUNTY, IOWA
TO

Filed for Record the 4 day of June A. D. 1940
at 8:55 o'clock a M.

Sheriff's Deed.

Pearl E. Shetterly

Recorder.

Deputy.

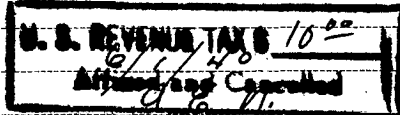
The First National Bank of Peoria, Trustee

Recording Fee, \$.90

This Indenture, Made the 1st day of June, 1940, by and between A. E. Null Sheriff of Madison County, Iowa, of the first part, and The First National Bank of Peoria, Trustee of the County of Peoria in the State of Illinois, 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 13th day of October 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 11th day of October, A. D. 1938, in favor of The First National Bank of Peoria, Trustee and against Belle E. Moose, et al., in rem for the sum of Nine Thousand Six Hundred Sixty-four & 23/100 DOLLARS (\$9,664.23) debt, costs, interest and accruing costs, the said A. E. Null Sheriff, as aforesaid, did, on the 18th day of October, A. D. 1938, levy on the real estate hereinafter described, as the property of said Belle E. Moose, 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 21st day of November 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 First National Bank of Peoria, Trustee for the sum of Nine Thousand Six Hundred Sixty-four & 23/100 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 Nine Thousand Six Hundred Sixty-four & 23/100 DOLLARS (\$9,664.23) 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 First National Bank of Peoria, Trustee, party of the second part, or its successors

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 Northwest Quarter (NW 1/4) of Section Thirty-five (35); the West Half (W 1/2) of the Northeast Quarter (NE 1/4) of Section Thirty-five (35); all that part of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section Thirty-five (35) lying Northwest of the Right of Way of the Des Moines, Okeechobee & Northern Railroad Company containing seven (7) acres, more or less; and the following described tract of land to-wit: Commencing at a point fourteen and one-half (14 1/2) rods East of the Northwest Corner of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section Thirty-five (35) and running thence East Twenty-six (26) rods, thence South Seventy-one (71) rods, thence West Twenty-six (26) rods, thence North Seventy-one (71) rods to the place of beginning, all in Section Thirty-five (35), Township Seventy-five (75) North, of Range Twenty-six (26) West of the Fifth Principal Meridian, excepting however the Right of Way of said Des Moines, Okeechobee & Northern Railroad through said land and also excepting the following described and bounded real estate conveyed for road purposes and for use as public highway, to-wit: Commencing at the Center of Section 35, Township 75 North, Range 26 West, thence South 84° 15' 0" W 190.0 ft to the point of beginning, thence South 84° 50' W 109.6 ft; thence North 49° 03' E 1533.0 ft; thence Northeasterly 659.6 ft along a 1223.8 ft radius curve concave Northwesterly and tangent to the proceeding course; thence S 0° 09' W 309.9 ft; thence S 49° 03' E 1874.3 ft to the point of beginning, containing 3.18 acres more or less.

Said sale recorded in Sale Book 3 Page 30 Case No. 16829 Docket No. 32 Page No. 16

TO HAVE AND TO HOLD the said real estate, with all the appurtenances thereto belonging to the said The First National Bank of Peoria, Trustee, 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 1st day of June A. D. 1940

A. E. Null

Sheriff of Madison County, Iowa.

By

Deputy

STATE OF IOWA, MADISON COUNTY, ss.

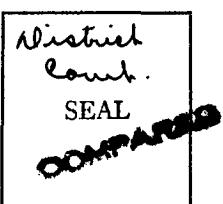
BE IT REMEMBERED, That on this 1st day of June, A. D. 1940, before me P. E. Rose Clerk of the District Court, in and for Madison County, Iowa, personally appeared A. E. Null Sheriff of Madison County, Iowa, to me personally known to be the identical person whose name is subscribed to the foregoing deed 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.