

SHERIFF'S DEED RECORD

Book 74

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

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

Phil R. Wilkinson, Adms

Filed for Record the 26 day of June A. D. 1940
at 11:00 o'clock A. M.

Sheriff's Deed.

#3634

Pearl E. Shettaly

Recorder.

Recording Fee, \$1.90 ✓

Deputy.

This Indenture, Made the 26th day of June, 1940, by and between A. E. Null Sheriff of Madison County, Iowa, of the first part, and Phil R. Wilkinson, Administrator of the estate of H. C. Sumner, deceased, 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 17th day of May 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 16th day of May, A. D. 1939 in favor of H. C. Sumner

and against Ferne Addy Ryan Jackson for the sum of Two Thousand One Hundred Seventy Seven & 69/100 DOLLARS (\$2,127.69) debt, costs, interest and accruing costs, the said A. E. Null Sheriff, as aforesaid, did, on the 17th day of May, A. D. 1939 levy on the real estate hereinafter described, as the property of said Ferne Addy Ryan Jackson defendant, to satisfy the said execution,

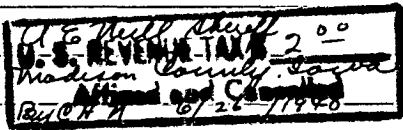
and whereas, the said A. E. Null Sheriff as aforesaid, gave four weeks' notice of the time and place of selling real estate under said execution, by posting up printed notices thereof at three public places in said Madison County, one of which was at the Court House in Winterset, where the last District Court was held, and by causing two publications of said notice to be made in the Winterset Madisonian 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 19th day of June 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 H. C. Sumner

for the sum of Sixteen 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: That under and by virtue of an Order of the District Court of Madison County, Iowa, made and entered on the 26th day of June 1940, Phil R. Wilkinson, Administrator of the estate of H. C. Sumner, deceased, has been substituted party plaintiff in the case of "H. C. Sumner, plaintiff vs: Ferne Addy Ryan Jackson, et al., Defendants", and said Administrator is now the plaintiff in said cause.

NOW, THEREFORE, THIS INDENTURE WITNESSETH, That in consideration of the premises and of the said sum of Sixteen Hundred & 70/100 DOLLARS (\$1600.00) 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 Phil R. Wilkinson, as Administrator of the estate of H. C. Sumner, deceased, party of the second part, or his 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):

An undivided one-third interest in and to the Northeast Quarter (1/4) of Section Twenty-eight (28) Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th E.M.



Said sale recorded in Sale Book 3 Page 46 Case No. 16897 Docket No. 32 Page No. 50

TO HAVE AND TO HOLD the said real estate, with all the appurtenances thereto belonging to the said Phil R. Wilkinson, Administrator of the estate of H. C. Sumner, deceased, or his 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 26th day of June A. D. 1940

A. E. Null
Sheriff of Madison County, Iowa.

By Deputy.

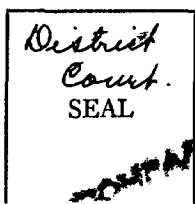
STATE OF IOWA, MADISON COUNTY, ss.

BE IT REMEMBERED, That on this 26th 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.