

Book 74

SHERIFF'S DEED RECORD

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

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

The Federal Land Bank of Omaha

Filed for Record the 27 day of June A. D. 1940
at 9:33 o'clock A. M.

Sheriff's Deed.

#3641

Pearl E. Shetterly

Recorder.

Recording Fee, \$.90 ✓

Deputy.

This Indenture, Made the 27th day of June, 1940, by and between A. E. Null Sheriff of Madison County, Iowa, of the first part, and The Federal Land Bank of Omaha, a Corporation, of the County of Douglas in the State of Nebraska, 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 19th 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 18th day of May, A. D. 1939, in favor of The Federal Land Bank of Omaha, a Corporation, and against N. R. Hurlbut, et al., in rem, for the sum of Seven Thousand Two Hundred Twenty-two and 85/100 - - - DOLLARS (\$7,222.85) debt, costs, interest and accruing costs, the said A. E. Null, Sheriff, as aforesaid, did, on the 19th day of May, A. D. 1939, levy on the real estate hereinafter described, as the property of said N. R. Hurlbut, 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 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 The Federal Land Bank of Omaha, a Corporation, for the sum of Five Thousand Eight Hundred Twenty-two and 85/100 DOLLARS, 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:

and the said certificate of sale having been surrendered to said Sheriff for the issuance of sheriff's deed;

NOW, THEREFORE, THIS INDENTURE WITNESSETH, That in consideration of the premises and of the said sum of Five Thousand Eight Hundred Twenty-two and 85/100 DOLLARS (\$5,822.85) 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 Federal Land Bank of Omaha, a Corporation, party of the second part, 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):

Southwest Quarter of the Southeast Quarter (SW¹/₄ SE¹/₄) of Section One (1); Northwest Quarter of the Northeast Quarter (NW¹/₄ NE¹/₄) of Section Twelve (12); A tract of Land Commencing at the Northeast Corner of said Section Twelve (12), and running thence West 80 rods, thence South 80 rods, thence East 25 rods, thence North 65 ⁷/₁₁ rods, thence East 55 rods, thence North 14 ⁴/₁₁ rods to the place of beginning, all in Township 15 North, of Range 26, West of the 5th P. M., Containing 97.5 acres, more or less, according to the government survey.

Said sale recorded in Sale Book 3 Page 48 Case No. 16741 Docket No. 31 Page No. 232

TO HAVE AND TO HOLD the said real estate, with all the appurtenances thereto belonging to the said The Federal Land Bank of Omaha, a Corporation, 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 27th day of June A. D. 1940

A. E. Null

Sheriff of Madison County, Iowa.

Deputy.

STATE OF IOWA, MADISON COUNTY, ss.

BE IT REMEMBERED, That on this 27th 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 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.

