

SHERIFF'S DEED RECORD

Book 74

J. B. WELCH PRY. CO., DES MOINES 7076

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

Aetna Life Insurance Co.

Filed for Record the 22 day of February A. D. 1941
at 11:16 o'clock A. M.

Sheriff's Deed.

Pearl E. Shetterly

Recorder.

Recording Fee, \$1.00 ✓

Deputy.

This Indenture, Made the 20th day of February, 1941, by and between A. E. Null Sheriff of Madison County, Iowa, of the first part, and Aetna Life Insurance Company of the County of Hartford in the State of Connecticut, 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 6th day of January A. D. 1940, 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 4th day of December, A. D. 1939 in favor of Aetna Life Insurance Company and against Idellethie Spencer et al., for the sum of Nine Thousand Five Hundred Twelve & 75/100 DOLLARS (\$9,512.75) debt, costs, interest and accruing costs, the said A. E. Null Sheriff, as aforesaid, did, on the 9th day of January, A. D. 1940 levy on the real estate hereinafter described, as the property of said Idellethie Spencer 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 19th day of February A. D. 1940, 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 Aetna Life Insurance Company for the sum of Eight Thousand Eight Hundred Five & 88/100 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:

U. S. REVENUE TAX \$ 9.90
Affixed and Cancelled

NOW, THEREFORE, THIS INDENTURE WITNESSETH, That in consideration of the premises and of the said sum of Eight Thousand Eight Hundred Five & 88/100 DOLLARS (\$8,885.88) 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 Aetna Life Insurance Company, 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 South West Quarter (1/4) of Section Fifteen (15), Township Seventy-six (76) North, Range Twenty-nine (29), West of the Fifth Principal Meridian, except that portion thereof described as follows; Commencing at the South West corner of said South West Quarter (1/4) of said Section Fifteen (15) running thence East 110 feet, thence North 454 feet, thence West 110 feet, thence South 454 feet to the place of beginning, Containing One Hundred Fifty-eight and 85/100 (158.85) acres, more or less, and situated in Madison County, Iowa.

Said sale recorded in Sale Book 3 Page 16683 Case No. 16920 Docket No. 32 Page No. 62

TO HAVE AND TO HOLD the said real estate, with all the appurtenances thereto belonging to the said Aetna Life Insurance Company 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 20th day of February A. D. 1941.

A. E. Null.

Sheriff of Madison County, Iowa.

By _____ Deputy.

STATE OF IOWA, MADISON COUNTY, ss.

BE IT REMEMBERED, That on this 20th day of February, A. D. 1941, before me Rex V. Johnson 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.

District
Court
SEAL

COMPARED

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