

SHERIFF'S DEED RECORD

Book 74

J. H. WELCH, PRINTER, CO., DES. MOINES 7076

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

The Federal Land Bank of Omaha

Filed for Record the 24 day of December A. D. 1941
at 10:00 o'clock A. M.
Sheriff's Deed. Pearl E. Shetterly
6453 Recorder.
Recording Fee, \$.90 Deputy.

This Indenture, Made the 19th day of December, 1941, 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 24th day of October 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 23rd day of October, A. D. 1940, in favor of The Federal Land Bank of Omaha, a Corporation, and against Eliza E. Nelson et al., Defendants and against the real estate hereinafter described for the sum of Seven Thousand Five Hundred Fifty Nine & 62/100 DOLLARS (\$7,559.62) debt, costs, interest and accruing costs, the said A. E. Null, Sheriff, as aforesaid, did, on the 28th day of October, A. D. 1940, levy on the real estate hereinafter described, as the property of said Eliza E. Nelson et al., defendants, 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 Madisionian, 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 2nd day of December 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 The Federal Land Bank of Omaha, a Corporation, for the sum of Six Thousand Fifty-nine & 62/100 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 Six Thousand Fifty-nine & 62/100 DOLLARS (\$ 6,059.62) 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, and 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 Southwest Quarter (SW 1/4) of Section Eleven (11); The Southeast Quarter of the Southeast Quarter

(SE 1/4 SE 1/4), the Southwest Quarter of the Northwest Quarter of the Southeast Quarter (SW 1/4 NW 1/4 SE 1/4) of Section 15, all five (5) acres described as follows: Beginning 40 rods East of the Southwest corner of the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 15, and running thence East 45 rods, thence North 17.75 rods, thence West 45 rods, thence South 17.75 rods to the place of beginning, of Section 15, all in Township Seventy-four (74) North, of Range Twenty-eight (28) West of the 5th Principal Meridian, containing 2.15 acres, more or less, according to Government Survey. Excepting therefrom the following described real estate which has been conveyed to the State of Iowa for road purposes and for use as a Public Highway, to-wit: The real estate described as bounded by and included within a line running as follows: Commencing at the Southeast corner of Section 15, in Township 74 North, Range 28 West of the 5th Principal Meridian, which is the point of beginning; thence West 131.9 feet; thence North 50 feet; thence East 91.6 feet; thence North 25 feet; thence East 150 feet; thence South 15 feet; thence East 35.3 feet; thence South 60 feet to the point of beginning, containing 1.66 acres, more or less. Also: Commencing at the Southwest corner of Section 11, in Township 74 North, Range 28 West of the 5th Principal Meridian, which is the point of beginning, thence North 60 feet, thence East 111.34 feet, thence Southeast 72.38 feet along a 4357.5 feet radius curve concave southerly and tangent to the preceding course at its point of beginning, thence West along section line 1833.9 feet to the point of beginning, containing 2.20 acres, more or less.

Note: - The South line of the Southwest Quarter of said Section 11 is taken as true East and West.

Said sale recorded in Sale Book 3 Page 70 Case No. 17042 Docket No. 32 Page No. 123

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, 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.

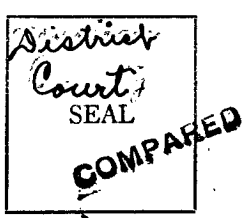
IN WITNESS WHEREOF, the said party of the first part has hereunto set his seal this 19th day of December A. D. 1941

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

STATE OF IOWA, MADISON COUNTY, ss.

BE IT REMEMBERED, That on this 19th day of December, 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.



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