

SHERIFF'S DEED RECORD

BOOK 174

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

A. E. Null

SHERIFF OF MADISON COUNTY, IOWA

TO

George L. Bauer

Filed for Record the 12 day of May A. D. 1942

at 10:30 o'clock a M.

Sheriff's Deed.

#2266

Pearl E. Shetterly

Recorder.

Recording Fee, \$.90

Deputy.

This Indenture, Made the 28th day of March, 1942, by and between A. E. Null, Sheriff of Madison County, Iowa, of the first part, and George L. Bauer 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 22nd day of February A. D. 1941, 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 19th day of February, A. D. 1941 in favor of George L. Bauer,

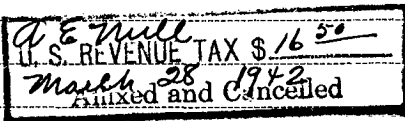
and against Perry Jones et al., for the sum of Sixteen Thousand, Two Hundred Five & 98/100 DOLLARS (\$16,205.98) debt, costs, interest and accruing costs, the said A. E. Null Sheriff, as aforesaid, did, on the 22nd day of February, A. D. 1941 levy on the real estate hereinafter described, as the property of said Perry Jones et al.,

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 24th day of March A. D. 1941, 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 George L. Bauer

for the sum of Fifteen Thousand & no/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 Fifteen Thousand & no/100 DOLLARS (\$15,000.00) 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 George L. Bauer, 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):

The South Half (S 1/2) of the Northeast Quarter (NE 1/4) and the North Half (N 1/2) of the Southeast Quarter (SE 1/4) of Section Fifteen (15), in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M.,

Said sale recorded in Sale Book 3 Page 73 Case No. 17100 Docket No. 32 Page No. 152

TO HAVE AND TO HOLD the said real estate, with all the appurtenances thereto belonging to the said George L. Bauer 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 28th day of March A. D. 1942

A. E. Null

Sheriff of Madison County, Iowa.

By

Deputy.

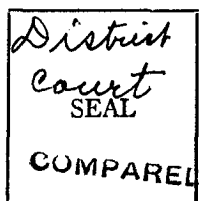
STATE OF IOWA, MADISON COUNTY, ss.

BE IT REMEMBERED, That on this 28th day of March, A. D. 1942, before me, Rex I. 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 I. Johnson

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