

Book 74

SHERIFF'S DEED RECORD

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

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

Lois Hoskins

Filed for Record the 11 day of June A. D. 1942
at 10:00 o'clock A. M.

Sheriff's Deed.
#2580

Pearl E. Shettles

Recorder.

Recording Fee, \$.90

Deputy.

This Indenture, Made the 11th day of June, 1942, by and between A. E. Null Sheriff of Madison County, Iowa, of the first part, and Lois Hoskins of the County of Madison in the State of Iowa, of the second part, witnesseth:

THAT, WHEREAS, By virtue of a General execution directed to A. E. Null the then acting Sheriff of Madison County, Iowa, dated the 29th day of April 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 30th day of October, A. D. 1931, in favor of Lois Hoskins (Hoskins Special) and against Albert Riser

for the sum of Four Thousand Six Hundred Sixty & 04/100 - DOLLARS (\$4660.04) debt, costs, interest and accruing costs, the said A. E. Null Sheriff, as aforesaid, did, on the 30th day of April, A. D. 1941, levy on the real estate hereinafter described, as the property of said Albert Riser 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 Madisionian 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 June 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 Lois Hoskins for the sum of Three Thousand Seven Hundred Eighty-seven & 90/100 - DOLLARS, she 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 \$ 4.40
June 11, 1942
Advised and Cancelled

NOW, THEREFORE, THIS INDENTURE WITNESSETH, That in consideration of the premises and of the said sum of Three Thousand Seven Hundred Eighty-seven & 90/100 DOLLARS (\$3,787.90) 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 Lois Hoskins, party of the second part, her 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 interest of the Defendant, Albert Riser, in the following described real estate, to-wit: The SW 1/4 of Section 8; and the NW 1/4 of Section 17, except commencing at a point 28 rods and 17 links North of Southeast corner of the NW 1/4 of Section 17, thence West 18 rods, North 21 rods, East 18 rods, and South 21 rods to place of beginning, Township 77 North, Range 28 West of the 5th P. M., and also upon the North Half (N 1/2) of the SW 1/4, and the S 1/2 of the NW 1/4; and the S 1/2 of the NE 1/4; the NW 1/4 of the NE 1/4; and the NW 1/4 of the SE 1/4; all in Section 29, Township 77 North, Range 28, West of the 5th P. M., Iowa

Said sale recorded in Sale Book M M Page 20 Case No. 15102 Docket No. 28 Page No. 257

TO HAVE AND TO HOLD the said real estate, with all the appurtenances thereto belonging to the said Lois Hoskins her, 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 11th day of June 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 11th day of June, A. D. 1942, 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 said 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.

Rex V. Johnson

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

