

SHERIFF'S DEED RECORD

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

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

Guy L. Thrift

Filed for Record the 19 day of January A. D. 1942
at 11:15 o'clock A. M.

Sheriff's Deed.
#283

Pearl E. Shetterly

Recorder.

Recording Fee, \$1.90

Deputy.

This Indenture, Made the 18th day of November, 1941, by and between A. E. Null Sheriff of Madison County, Iowa, of the first part, and Guy L. Thrift 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 26th day of June A. D. 1935, 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 June, A. D. 1935, in favor of M. J. Hermon

and against Jennie McElree et al., for the sum of Three Thousand Three Hundred Two & 82/100 DOLLARS (\$3,310.82)

debt, costs, interest and accruing costs, the said A. E. Null Sheriff, as aforesaid, did, on the 5th day of July, A. D. 1935, levy on the real estate hereinafter described, as the property of said Jennie McElree 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 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 5th day of August A. D. 1935, 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 M. J. Hermon

for the sum of Three Thousand Two Hundred Twenty-Three & 19/100 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: For value received, M. J. Hermon did on the 19th Day of August, A. D. 1935 sell and assign all his rights, title and interest in and to the Certificate of Sale and property described therein to Guy L. Thrift.

NOW, THEREFORE, THIS INDENTURE WITNESSETH, That in consideration of the premises and of the said sum of Three Thousand Two Hundred Twenty-three & 19/100 DOLLARS (\$3,223.19) 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 Guy L. Thrift, 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 East Half (E 1/2) of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) and the West Seven and One-Half (7 1/2) acres of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4). All in Section One (1) Township Seventy-five (75) North, Range Twenty-Eight (28) West of the 5th P. M., Madison County, Iowa, containing in all Twenty-seven and One-half (27 1/2) acres, more or less.

Said sale recorded in Sale Book 2 Page 5 Case No. 16096 Docket No. 30 Page No. 190

TO HAVE AND TO HOLD the said real estate, with all the appurtenances thereto belonging to the said Guy L. Thrift 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 18th day of November A. D. 1941
(District Court Seal) A. E. Null Sheriff of Madison County, Iowa.

By Deputy.

STATE OF IOWA, MADISON COUNTY, ss.
BE IT REMEMBERED, That on this 18th day of November, 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.