

BOOK 74

SHERIFF'S DEED RECORD

R. A. Breeding
SHERIFF OF MADISON COUNTY, IOWA
TO
Royal Union Insurance Co.

Filed for Record the 15 day of March A. D. 1927
at 10:52 o'clock A. M.
Sheriff's Deed #1299 Hilma M. Stade Recorder
Recording Fee, \$ 90 Deputy

This Indenture, Made the 1st day of April, 1927, by and between R. A. Breeding Sheriff of Madison County, Iowa, of the first part, and Royal Union Life Insurance Company 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 R. A. Breeding the then acting Sheriff of Madison County, Iowa, dated the 15th day of February A. D. 1926, 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 3rd day of February, A. D. 1926, in favor of Royal Union Life Insurance Company and against N. L. Hansen and Cynthia Hansen for the sum of Seventeen Thousand Six Hundred Forty-five and 38/100 DOLLARS (\$ 17645.38 ) debt, costs, interest and accruing costs, the said R. A. Breeding Sheriff, as aforesaid, did, on the 17th day of February, A. D. 1926, levy on the real estate hereinafter described, as the property of said N. L. Hansen and Cynthia Hansen defendant, to satisfy the said execution, and whereas, the said R. A. Breeding 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 R. A. Breeding 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 March A. D. 1926, 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 Royal Union Life Insurance Company for the sum of Nineteen Thousand Fifty-nine and 42/100 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 Nineteen Thousand Fifty-nine and 42/100 DOLLARS (\$ 19059.42 ) so bid and paid as aforesaid, the receipt whereof is hereby acknowledged, I, the said R. A. Breeding Sheriff as aforesaid, party of the first part, do hereby sell and convey unto the said Royal Union Life Insurance Company, party of the second part, their 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):

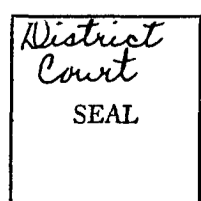
The North Half (N 1/2) of the Southeast Quarter (S E 1/4) of Section Seven (7) and the Southwest (S W 1/4) of the Northwest Quarter (N W 1/4) and the Northwest Quarter (N W 1/4) of the Southwest Quarter (S W 1/4) of Section Eight (8) Township Seventy-four (74) North Range Twenty-six (26) West of the 5th P. M. Containing 16.0 acres more or less according to Government Survey.

Said sale recorded in Sale Book 1 Page 137 Case No. 13560 Docket No. 26 Page No. 48

TO HAVE AND TO HOLD the said real estate, with all the appurtenances thereto belonging to the said Royal Union Life Insurance Company 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 hand this 1st day of April A. D. 1927. R. A. Breeding Sheriff of Madison County, Iowa. By Deputy

STATE OF IOWA, MADISON COUNTY, ss. BE IT REMEMBERED, That on this 1st day of April, A. D. 1927, before me the undersigned a Clerk District Court, in and for Madison County, Iowa, personally appeared R. A. Breeding 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 Madison County of Madison and State of Iowa, and acknowledged the execution thereof to be the act and deed of the Sheriff aforesaid voluntarily done and executed for the purposes therein mentioned.



WITNESS my hand and seal the day and year last above written. C. E. Spurgeon Clerk District Court, in aid for Madison County, Iowa.

Re-recorded from Book 68 - Page 53

COMPARED