Town Lot Deed Record, No. 30

J. H. WELCH PRTG. CO., DES MOINES 7896

Madison Co. Treasurer

To

H. Claude Peer

#399

Fee $ .90

Filed for record the 26 day of January A.D. 1942 at 10:44 o'clock A.M.
Pearl E. Shetterly, Recorder

TAX SALE DEED-COUNTY AS PUBLIC BIDDER

KNOW All MEN BY THESE PRESENTS: That, Whereas, the following described real property, viz: A tract of land described as follows: Commencing at the Northeast (NE) corner of Block Ten (10) of Wilson's Addition to the Town of Earlham, Madison County, Iowa. thence West One Hundred and ninety-eight (198) feet, thence South One Hundred and fifty-five (155) feet, thence in a Southeasterly direction to a point One Hundred and ninety-five (195) feet directly south of the place of beginning, thence North One Hundred and ninety-five (195) feet to the place of beginning, all in Block Ten (10) of Wilson's addition to the Town of Earlham, Madison County, Iowa. situated in the County of Madison and State of Iowa, was subject to taxation for the years A.D. 1930, 1931, 1932, 1933, /19..; and whereas, the taxes assessed upon said real property for the years aforesaid remained due and unpaid at the date of the sale hereinafter named; and whereas, the Treasurer of said County did, on the 6th. day of May A.D. 1935, by virtue of the authority in him vested by law, at Adjourned the sale begun and publicly held on the first Monday of January A.D. 1935, expose to public sale at the office of the County Treasurer in the County aforesaid, in substantial conformity with all the requisitions of the statute in such case made and provided, the real property above described, for the payment of taxes, interest and costs then due and remaining unpaid on said property; and whereas, at the time and place aforesaid, no acceptable bid was received, the County of Madison through its Board of Supervisors, did bid in said real property in accordance with the provisions of Section 7255b1 of the Code for One Hundred Forty Five ($145) DOLLARS and thirteen Cents being the total amount of the delinquent general taxes, interest, penalties and costs on said property for the whole which was the least quantity bid for; and said property was stricken off to said County; and whereas R. O. Brock County Auditor of said County, did on the 26th.day of January A.D. 1940, duly assign the certificate of the sale of the property as aforesaid; and all the County's right, title and interest to said property to H. Claude Peer of the County of Madison and State of Iowa and whereas by the affidavit of Shirley A. Webster, Madison County Attorney filed in said Treasurer's office on the 8th. day of July A.D. 1939, it appears that due notice has been given more than ninety days before the execution of these presents to Enoch Males, the person in whose name the real estate is taxed, Mabel Afflack, Admx. of the estate of Irene D. Males, deceased; Mabel Afflack, Arthur Fairholm, Harry Fairholm, Dora Colison, Nettie Bloomgran, Jennie Williams, Harry Woolery, Leona Hedgecock, Carrie Jessee, Jennie Thompson, Charles Woolery, Mayo Slocum, Dean Slocum, Ruby Slocum, Clella Price, Iris Ham, Vern Fairholm, John D. Johnston and Fannie Johnston of the expiration of the time of redemption allowed by law; and whereas, one year has elapsed since the date of the said sale, and said property has not been redeemed therefrom as provided by law.

Now, Therefore, I, H. M. Saxton Treasurer of the County aforesaid, by virtue of the statute in such case made and provided, have granted, bargained, and sold, and by these presents do grant, bargain and sell unto the said H. Claude Peer his heirs and assigns, the real property last hereinbefore described, to have and to hold unto him, the said H. Claude Peer his heirs and assigns, forever; subject, however, to all the rights of redemption as provided by law.

IN WITNESS WHEREOF, I, H. M. Saxton Treasurer as aforesaid, by virtue of the authority aforesaid, have hereunto subscribed my name on this Twentieth day of January, 1942.

H. M. Saxton Treasurer
Madison County, Iowa.

STATE OF IOWA, MADISON County, ss.

I HEREBY CERTIFY, That before me, Rex V. Johnson, Clerk of the District Court in and for

Madison County, Iowa

Madison County, State of Iowa, personally appeared the above named H. M. Saxton Treasurer of Madison County, Iowa, personally known to me to be the Treasurer of said County at the date of the execution of the above conveyance, and to be the identical person whose name is affixed to and who executed the above conveyance as Treasurer of said County, and acknowledged the execution of the same to be his voluntary act and deed, as Treasurer of said County, for the purposes therein expressed.

Given under my hand and seal this 20th day of January A.D. 1942.

(DISTRICT COURT SEAL) COMPARED Rex V Johnson Clerk of the District Court in and for Madison County, State of Iowa.