

Town Lot Deed Record, No. 26

MATT PARROTT & SONS CO., WATERLOO, IOWA B39/40

Madison County Treasurer

#656

To

Fee \$.90 ✓

Filed for record the 18 day of
February A.D. 1937 at 3:50 o'clock
P.M.
Valda C. Bishop. Recorder

W.T.Guiher

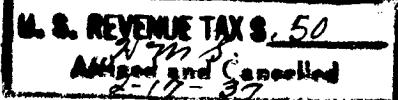
TAX SALE DEED

KNOW ALL MEN BY THESE PRESENTS: That, Whereas, the following described real property, viz:

The West Seventy-five (75) Feet, in width, of Out-Lot Six (6) an Addition to Winterset, Iowa; the same being platted by Madison County, Iowa; the Plat being recorded on Page 208 of Record "E" of the Records of Madison County, Iowa, and commonly known as Original Out-Lots, South.

situated in the County of Madison and State of Iowa, was subject to taxation for the years A.D. 1931, 1932, 1933, 1934, 1935; 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 Scavenger 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 Three Hundred Twelve (312) Dollars and Sixty (60) Cents being the total amount of the delinquent general taxes, interest, penalties and costs on said property for the whole thereof (Subsequent taxes paid by

Certificate Holder:- 1934 tax.....	\$78.11	1st half 1935 tax	\$39.42
2nd half 1935 tax	\$32.12	Total	\$149.65



which was the least quantity bid for; and said property was stricken off to said County; and whereas Henry L. Davis County Auditor of said County, did on the 20th day of July A.D. 1936, duly assign the certificate of sale of the property as aforesaid; and all of the County's right, title, and interest to said property, to W.T.Guiher of the County of Madison and State of Iowa and whereas, by the affidavit of W.T.Guiher filed in said Treasurer's office on the 9th day of September A.D. 1936, it appears that due notice has been given more than ninety days before the execution of these presents to Marene Tidrick, Surviving Spouse of and Executrix of the Estate of H.G.Tidrick, Deceased, Miller G. Tidrick, Helen Van Scoy and Mary Elizabeth Gamble, children and Devisees of said H.G.Tidrick, Deceased, and to Carroll Gamble, Claire Gamble, Billy Gamble and Jack Gamble, Devisees mentioned in the will of said H.G.Tidrick, Deceased; and to Marion A. Smith, Surviving spouse and Executrix of the Estate of M.E.Smith, Deceased, and Marquis M. Smith, son and only heir-at-law and Devisees of said M.E.Smith, Deceased; and to Anna Lucas, the party in possession of said premises;

That M.E.Smith and H.G.Tidrick, the parties in whose names the real estate above described is taxed, are each deceased; 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 W.T.Guiher his heirs and assigns, the real property last hereinbefore described, to have and to hold unto him, the said W.T.Guiher 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 17th day of February, 1937.

H.M.Saxton Treasurer
Madison County, Iowa.

Madison County, Iowa

STATE OF IOWA, County, ss.

I HEREBY CERTIFY, That before me, P.E.Rose, Clerk of the District Court in and for 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 17th day of February A.D.1937.

P.E.Rose

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

(DISTRICT COURT SEAL)

Sec. 7284. DEED EXECUTED. Immediately after the expiration of ninety days from the date of completed service of the notice provided in Section 7282 the Treasurer then in office shall make out a deed for each lot or parcel of land sold and unredeemed, and deliver it to the purchaser upon the return of the certificate of purchase. The Treasurer shall receive twenty-five cents for each deed made by him and may include any number of parcels of land purchased by one person in one deed, if desired by him. ~~REPAIRED~~