

Town Lot Deed Record, No. 26

Madison County Treasurer

#3060

Filed for record the 18; day of
June A.D.1938 at 10;15 o'clock
A.M.To
C.A.Robbins

Fee \$.90

Valda C. Bishop Farver,Recorder

TAX SALE DEED-COUNTY AS PUBLIC BIDDER

KNOW ALL MEN BY THESE PRESENTS:

That,Whereas, the following described real property,viz:

The West One Hundred Fifty One Feet (151) of Lot One (1), and East One
Hundred EightyOne and One-Half Feet (181½) of Lot Two (2), all in Block
One (1) of Wilson's Addition to the Town of Earlham, Iowa,

situated in the County of Madison and State of Iowa, was subject to taxation for the years A.D.
1931,1932,1933, 19...,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 Scavenger Tax 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 afore-
said,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 Two Hundred Forty One (\$241) DOLLARS and Eighty Nine (89) Cents being the total amount
of the delinquent general taxes,interest,penalties and costs on said property for the whole
thereof which was the least quantity bid for; and said property was sticken off to said County;
and whereas Henry L.Davis County Auditor of said County,did on the 10th day of January A.D.
1936,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 C.A.Robbins of the County of Madison and State
of Iowa and whereas, by the affidavit of C.A.Robins filed in said Treasurer's office on the
18th day of March A.D.1938, it appears that due notice has been given more than ninety days
before the execution of these presents to the party in whose name the real estate is taxed,
viz: E.S.Fry Estate: and the parties who are in actual possession of said real estate,viz:
Mary J.Fry,Alice Ann Fry,Martha Magdalene Fry,Earnest Fry, and Virginia M.Hutchinson. of the
expiration of the time of redemption allowed by law; and whereas,one year has elapsed since
the date of 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 C.A.Robbins his heirs and assigns, the real property last
hereinbefore described, to have and to hold unto him,the said C.A.Robbins 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 afore-
said,have hereunto subscribed my name on this 18th day of June,1938.

H.M.Saxton
Treasurer Madison County, Iowa.

STATE OF IOWA, Madison County,ss.

I HEREBY CERTIFY,That before me,P.E.Rose,Clerk of 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 18th day of June A.D.1938.

(District Court Seal)

P.E.Rose
Clerk of District Court in and for Madison County,
State of Iowa.