

Madison County, Iowa

H.M.Saxton, County Treasurer of
Madison County, Iowa.

To

W.T.Guiher

#5805

Fee \$.90

Filed for record the 10 day of
December A.D.1938 at 10:00 o'clock
A.M.

Valda C. Bishop Farver, Recorder

TAX SALE DEED- COUNTY AS PUBLIC BIDDER

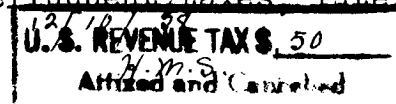
KNOW ALL MEN BY THESE PRESENTS:

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

Lots Two (2) and Three (3) in Block One (1) of North Addition to the City of
Winterset, Madison County, Iowa,

Town Lot Deed Record, No. 26

situated in the County of Madison and State of Iowa, was subject to taxation for the year 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, to sell said real estate at Scavenger sale begun and publicly held on said day, viz: May 6th, 1935, he did expose to public sale said real estate as subject to scavenger 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 Fifty-four (\$54) DOLLARS and eighty-six (86¢) Cents being the total amount of the delinquent ^{general} taxes, interest, penalties and costs on said property for the whole thereof,



(The following subsequent taxes having been paid by the Certificate Holder:-

1934 tax...\$16.07 1935 tax.... 14.60 1936 tax...15.64 1937 tax15.45)

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 8th day of September A.D.1938, 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 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.1938, it appears that due notice has been given more than ninety days before the execution of these presents to the parties in actual possession of said real estate, viz: Joe Purcell and wife, Marion Purcell, the Party in whose name the real estate is taxes, viz: Francis May Martin, being deceased, and.... 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 assings, 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 Tenth day of December, 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 10th day of December A.D.1938.

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

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

Madison County, Iowa

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. ~~CONFIDENTIAL~~