

MATT PARROTT & SONS CO., WATERLOO, IOWA 539740

Madison County Treasurer

To

R. B. Hunter

#6585

Fee \$.90

FILED FOR RECORD THE 13 DAY OF NOVEMBER
A.D. 1939 at 11:58 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:

Lots Eight (8) and Nine (9), Sub Division of Lots Four (4) and
Five (5) Block Four (4) Original Town of Earlham

situated in the County of Madison and State of Iowa, was subject to taxation for the years A.D. 1932, 1933, 1934, 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 January A.D. 1936, by virtue of the authority in him vested by law, at Regular (Scavenger) the sale begun and publicly held on the first Monday of January A.D. 1936, 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

Madison County, Iowa

Three Hundred Sixty Seven (\$367) DOLLARS and Fifteen (.15) 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 stricken off to said County; and whereas R. O. Brock County Auditor of said County, did on the 6th. day of November A.D. 1939, 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 Max B. Ruffcorn of the County of Polk and State of Iowa and whereas, the said Max B. Ruffcorn did on the 6th, day of November A.D. 1939 duly assign the certificate of the sale of the property as aforesaid to R. B. Hunter of the County of Madison and State of Iowa, and whereas by affidavit of Shirley A. Webster, County Attorney of Madison County, Iowa filed on the 13th. day of June A.D. 1939 it appears that due notice has been given more than ninety days before the execution of these presents to W. T. Guiher, ^{Frank Bissell,} Frank parties in possession and Bissell Inc., and James S. Tough, William Steinbaugh, Ed. B. Hilliker and O. A. Davis/ 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 R. B. Hunter his heirs and assigns, the real property last hereinbefore described, to have and to hold unto him, the said R. B. Hunter 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 9th. day of November, 1939.

H. M. Saxton Treasurer Madison County,
Iowa

STATE OF IOWA, Madison 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 ninth day of November A.D. 1939.

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

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.

COMPARED