

Town Lot Deed Record, No. 26

MATT PARROTT & SONS CO., WATERLOO, IOWA B39740

Madison Co. Treasurer

#851

Filed for record the 5 day of February
A.D. 1940 at 9:31 o'clock A.M.

To

Fee \$.90

Pearl E. Shetterly, Recorder

Jess L. Nelson

TAX SALE DEED-COUNTY AS PUBLIC BIDDER

KNOW ALL MEN BY THESE PRESENTS:

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

Lots Seven (7), Eight (8) and Nine (9) in Block Three (3)
of Academy Addition to the 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 One Hundred Twenty Five (\$125) 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 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 13th. day of February 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 Jess L. Nelson of the County of ----- and State/--- and whereas, by the affidavit of H. Claude Peer, his Agent & Attorney filed in said Treasurer's office on the 10th. day of November A.D. 1939, it appears that due notice has been given more than ninety days before the execution of these presents, to Merle E. Nellis, Martha E. Nellis, Ward V. Nellis, Myrtle Nellis, Clinton L. Nellis, Lora Nellis, Earl Nellis, Louise Nellis, Roy C. Nellis and Alta Nellis, heirs of R. L. Nellis and to Ward V. Nellis and wife Myrtle Nellis, parties in possession of said real estate 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 Jess L. Nelson his heirs and assigns, the real property last hereinbefore described, to have and to hold unto him, the said Jess L. Nelson 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 Fifth day of February, 1940.

STATE OF IOWA, MADISON COUNTY)ss.

H. M. Saxton Treasurer
Madison County, Iowa

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 5th. day of February A.D. 1940.
purposes therein expressed./
(DISTRICT COURT SEAL)

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

Madison County, 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 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