

Town Lot Deed Record, No. 26

(Madison County Book,

H. M. Saxton, Madison County
Treasurer

#4362

Filed for record the 20 day of August
A.D. 1940 at 11:00 o'clock A.M.

To

Fee \$.90 ✓

Pearl E. Shetterly, Recorder

Peter Cook & Wife

TAX SALE DEED-COUNTY AS PUBLIC BIDDER

KNOW ALL MEN BY THESE PRESENTS:

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

Lot Three (3) in Block Two (2), Wilsons 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. 1923, 1924, 1925, 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 4th. day of January A.D. 1937, 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. 1937, expose to public sale at the office of 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 Two (\$302) DOLLARS and three (.03) 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 12th. day of January A.D. 1940, duly assign the certificate of the sale of the property as aforesaid; and all of the County's right, title, and interest to said property, to Peter Cook & Maria E. Cook of the County of Madison and State of Iowa and whereas, by the affidavit of Peter Cook & Maria E. Cook filed in said Treasurer's office on the 17th. day of April A.D. 1940, it appears that due notice has been given more than ninety days before the execution of these presents to Louie Cook 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 Peter Cook & Maria E. Cook, husband and wife their heirs and assigns, the real property last hereinbefore described, to have and to hold unto them, the said Peter Cook and Maria E. Cook, husband and wife their 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 twenty-ninth day of July, 1940.

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

Madison County, Iowa

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 29th. day of July A.D. 1940.

(DISTRICT COURT SEAL)

COMP

P. E. Rose

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