

MATT PARROTT & SONS CO., WATERLOO, IOWA 539740

Madison Co. Treasurer	#890	Filed for record the 5 day of February
To	Fee \$.90 ✓	A.D. 1941 at 8:39 o'clock A.M.
R. B. Hunter		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:

Commencing at the Southeast corner of Lot Five (5) Block Three (3)
Original Town of Earlham, Madison County, Iowa, running thence West
Twenty-two (22) feet, thence North Seventy (70) feet, thence East
Twenty-two (22) feet, thence South to the place of beginning

situated in the County of Madison and State of Iowa, was subject to taxation for the year A.D. 1930, 1931, 1932, 1933, 19...; and whereas, the taxes assessed upon said real property for the year- 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 Adjourned the 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

Madison County, Iowa

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 Thirty-four (\$34) DOLLARS and forty-two Cents being the total amount of the delinquent general taxes, interest, penalties and costs on said property for the whole 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 22nd. day of January A.D. 1941 duly assign the certificate of sale of the property as aforesaid, and all his right, title and interest to said property to R. B. Hunter of the County of Madison and State of Iowa, and whereas by the affidavit of Shirley A. Webster, County Attorney filed in said Treasurer's Office 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 F. H. Hensey, the party in whose name said real estate is taxed; Earlham Garden Club; the parties in possession of said real estate; and to C. E. Morris and Robert B. Levis, parties having or claiming to have some right, title, lien or interest in and to 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 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 Twenty-third day of January, 1941.

H. M. Saxton Treasurer
Madison County, Iowa.

STATE OF IOWA, MADISON County,)ss.

I HEREBY CERTIFY, That before me, Rex V. Johnson, 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 23rd. day of January A.D. 1941.

(DISTRICT COURT SEAL)

CLERK

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