

Deed Record, No. 78, Madison County, Iowa

Madison Co. Treas.

#3444

Filed for record the 4 day of
June A.D.1941 at 10:40 o'clock
A.M.To
J.W.Bunker

Fee \$.90 ✓

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:

1 acre, the North part of the South One-half ($\frac{1}{2}$) of the South-west Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) being a Strip Two (2) rods wide commencing at the Northwest Corner of the South one-half ($\frac{1}{2}$) the Southwest Quarter ($\frac{1}{4}$) of the North-west Quarter ($\frac{1}{4}$) and extending East to road in the Section Fourteen (14), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.,

situated in the County of Madison and State of Iowa, was subject to taxation for the year_ A.D.1932, 1933, 1934, 19..., 19...; and whereas, the taxes assessed upon said 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

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ACRES-BLACKMAR CO., BURLINGTON. 23057

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 Two (\$2) DOLLARS and Twenty-two 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 28th day of September A.D.1940, 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 J.W.Bunker of the County of and State of and whereas, by the affidavit of Shirley A.Webster, County Atty. filed in said Treasurer's office on the 18th day of September A.D.1940, it appears that due notice has been given more than ninety days before the execution of these presents to Agnes McNamara, the person in whose name the real estate herein described is taxed; and Wayne Liddon, and J.W. Bunker, the persons in possession of the real estate 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 J.W.Bunker his heirs and assigns, the real property last hereinbefore described, to have and to hold unto him, the said J.W.Bunker 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 19th.day of February, 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 19th. day of February A.D.1941.

(District Court Seal)

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