

Deed Record, No. 78, Madison County, Iowa

Madison County Treas.	#4839	Filed for record the 14 day of August A.D. 1941 at 10:00 o'clock A.M.
To: First Trust Joint Stock Land Bank of Chicago	Fee \$.90	Pearl E. Shetterly, Recorder Wilma M. Wade, Deputy
TAX SALE DEED-COUNTY AS PUBLIC BIDDER		

UNOW ALL MEN BY THESE PRESENTS: That, whereas, the following described real property, viz:

One half ($\frac{1}{2}$) acre in the south west (SW) corner of lot two (2) in the south west (SW) quarter ($\frac{1}{4}$) of the Southeast (SE) quarter ($\frac{1}{4}$) of section Twenty-three (23), Township Seventy-six (76) North, Range Twenty-seven West (27), Madison County, Iowa.

situated in the County of Madison and State of Iowa, was subject to taxation for the years A.D. 1933, 1934, 1935, 19..., 19...; and whereas the taxes assessed upon said real property for

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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 Winterset, Madison County, Iowa, the sale begun and publicly held on the first Monday of January, A.D. 1937 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 Three DOLLARS and seventy-nine 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 7th day of October, 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 First Trust Joint Stock Land Bank of Chicago of the County of Cook and State of Illinois.

And whereas, by the affidavit of said Charles H. Neidt filed in said Treasurer's office on the First Day of April, A.D. 1941, it appears that due notice has been given, more than ninety days before the execution of these presents, to W. T. Guiher, the person in whose name said real estate was taxed and on Loren Farr and Elizabeth Farr, they being 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 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 First Trust Joint Stock Land Bank of Chicago, Illinois, its heirs and assigns, the real property last hereinbefore described, to have and to hold unto him, the said First Trust Joint Stock Land Bank of Chicago, Illinois, its 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 Thirty-first day of July, 1941.

H. M. Saxton Treasurer of
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 and to be the identical person whose name is affixed to and who executed the above conveyance of the execution of 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 31st. day of July A.D. 1941.

(DISTRICT COURT SEAL)

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