

## Deed Record, No. 66.

R. A. Breeding, Sheriff of  
Madison County. }  
to (Sheriff's Deed  
J. L. Harwood and W.A. Harwood) #1682

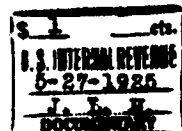
Filed for record the 6th day of July  
A.D. 1925 at 4:20 o'clock P.M.  
Gladys B. DeVault, Recorder.

Fee \$1.30/

THIS INDENTURE, Made the 27th day of June, 1925, by and between R. A. Breeding, Sheriff of Madison County, Iowa, of the first part, and J.L. Harwood and W.A. Harwood of the County of Madison, in the State of Iowa, of the second part, Witnesseth: That Whereas, By virtue of a Special execution directed to R. A. Breeding, the then acting Sheriff of Madison County, Iowa, dated the 23rd day of April A.D. 1924, and issued out of the Clerk's office of the District Court of the State of Iowa, in and for Madison County, under the seal of said Court, upon a Judgment rendered in said District Court, on the 3rd day of October A.D. 1923 in favor of J.L. Harwood and W.A. Harwood and against Peru Stone and Cement Company for the sum of Fifteen Hundred Seventy-four & 98/100 Dollars (\$1574.98) debt, costs, interest and accruing costs, the said R. A. Breeding, Sheriff, as aforesaid, did, on the 26th day of May A.D. 1924, levy on the real estate hereinafter described, as the property of said Peru Stone and Cement Company defendant, to satisfy the said execution, and whereas the said R. A. Breeding, Sheriff, as aforesaid, gave four weeks' notice of the time and place of selling real estate under said execution, by posting up printed notices thereof at three public places in said Madison County, one of which was at the Court House in Winterset, where the last District Court was held, and by causing two publications of said notice to be made in the Winterset Madisonian a newspaper published and printed at Winterset, in said County, before the day of sale, And Whereas, the said R.A. Breeding as Sheriff aforesaid, in pursuance of the notice of sale aforesaid in conformity to law and by virtue of said execution, did, on the 25th day of June, A.D. 1924, at the front door of the Court House, in Winterset, Iowa, expose and offer for sale at public auction, the real estate hereinafter described, and did then and there sell the same at public auction to J.L. Harwood and W.A. Harwood for the sum of Eight Hundred (\$800.00) Dollars he being the highest and best bidder therefor. Whereupon the said Sheriff, after receiving the said sum of money from the said purchaser, made and delivered to him a certificate of sale as directed by law; and whereas, the time allowed by law for redeeming said real estate having expired without any redemption thereof having been made:

Now Therefore, This Indenture Witnesseth, That in consideration of the premises and of the said sum of Eight Hundred Dollars (\$800.00) so bid and paid as aforesaid, the receipt whereof is hereby acknowledged, I, the said R. A. Breeding Sheriff as aforesaid, party of the first part, do hereby sell and convey unto the said J. L. Harwood and W. A. Harwood, party of the second part thier heirs and assigns forever, the following described real estate, situated in the County of Madison and State of Iowa (being the same real estate hereinbefore referred to, to-wit:)

Beginning at a point Ten (10) Chains and Eighty Eight (88) links North of the North-west corner of Section Eleven (11) Township Seventy-four (74) North of Range Twenty Seven (27) West of the 5th P.M. Iowa, running thence South Ten (10) chains and Eighty eight (88) links, thence East Eighteen (18) Rods, Thence South Fifty (50) Degrees east Nineteen (19) Rods and Four (4) links, thence South Thirty-three (33) degrees and Twenty (20) minutes East Twenty-three (23) rods and Sixteen (16) links, to a point which is designated as point "A" thence on a line running South Fourty-eight (48) degrees and Five (5) minutes East, which line is called line "A", Sixteen (16) rods and Six (6) links, thence on a line running South Fourty-eight (48)



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Koch Brothers, Inc., Des Moines 1925

degrees and Thirty-five (35) minutes West Eighteen (18) rods and Five (5) links, thence East on a line running parallel with the South line of the Northwest Quarter of the Northwest Quarter of said section Eleven (11), which line is hereinafter called line "B" to a point Nine (9) rods west of the East line of said Fourty acre tract, running thence North Parallel with the East line of said Fourty acre tract Thirty (30) rods, running thence North Fourty-three (43) degrees and Fifteen (15) minutes West to the intersection of the North line of said Section Eleven (11) Nineteen (19) rods and nineteen (19) links, thence in a northwesterly direction along the County or public highway to the place of beginning, excepting therefrom a tract described as follows:- Commencing at a point on line "A" Seventeen (17) rods and Six (6) links East of a point "A" thence South Forty-eight (48) degrees and Thirty-five (35) minutes West to the intersection of line "B" thence East on line "B" to a point Nine (9) rods West of the East line of said forty acres, thence North to the intersection of line "A" thence Northwest on line "A" to the point of beginning, being the tract described in a deed from A. W. Hiatt, dated September 27th, 1902, and recorded in deed record forty four of Madison County, Iowa at page 53 thereof.

Also a tract described as follows:- Beginning at the southeast corner of section three (3) in Township and range aforesaid, running thence North ten (10) chains and eighty eight (88) links, thence North fifty-seven and one half ( $57\frac{1}{2}$ ) degrees west two chains and fifty three (53) links thence west nine (9) chains, thence north forty-seven (47) degrees west, seven (7) chains and eighteen (18) links thence south fifteen (15) chains and fifty eight (58) links thence west two chains and seventy five (75) links thence south one chain and eighty seven (87) links thence east twenty (20) chains to the place of beginning, excepting therefrom a tract about four and two one-hundredths (4.02) acre as described in deed from Joseph Harwood, dated March first 1904, recorded in deed record 44 aforesaid at page 170 thereof.

Excepting from the lands above described two tracts heretofore conveyed by deed, one to Anderson Barker and one to James Porter., the particular description being shown by said deeds appearing in deed Record 50 of Madison County, Iowa, at pages 215 and 308 respectively and also excepting therefrom another tract of about Four and Fifteen one-hundredths (4.15) acres described in a deed from Elwood Macumber and wife to Darius Hollingsworth dated March 9th, 1907, appearing in Deed Record 48 of Madison County, Iowa, at Page 251 thereof.

Said sale recorded in Sale Book \_\_\_ Page \_\_\_ Case No. \_\_\_ Docket No. \_\_\_ Page No. \_\_\_  
To Have and to Hold the said real estate, with all the appurtenances thereto belonging to the said J. L. Harwood and W. A. Harwood heirs and assigns, forever, as fully and absolutely as the said party of the first part, by virtue of the premises, might and could sell and convey the same.

In Witness Whereof, the said party of the first part has hereunto set his hand this 27th day of June, A.D. 1925.

R. A. Breeding  
Sheriff of Madison County, Iowa.  
By - - - - - , Deputy.

STATE OF IOWA, Madison County, ss: Be It Remembered, That on this 27th day of June, A.D., 1925, before the undersigned, Clerk District Court in and for said County, personally appeared R. A. Breeding Sheriff of Madison County, Iowa, to me personally known to be the identical person whose name is subscribed to the foregoing deed as Sheriff, and who is to me personally known to be the Sheriff of County of Madison and State of Iowa, and acknowledged the execution thereof to be the act and deed of the Sheriff voluntarily done and executed for the purposes therein mentioned. Witness my hand and seal the day and year last above written.

(DISTRICT COURT SEAL)

Minnie A. Tyer DeMar.  
Clerk District Court in and for Madison County, Iowa.  
By Warren Smith, Deputy.