

Deed Record, No. 77, Madison County, Iowa

Madison County Sheriff

#8

Filed for record the 2 day of January 9
A.D. 1940 at 11:10 o'clock A.M.

To

Fee \$1.00✓

Pearl E. Shetterly, Recorder

Bertha Kohrs, Trustee

SHERIFF'S DEED

THIS INDENTURE, Made this 29th day of December, A.D. 1939 between A. E. Null, Sheriff of the County of Madison in the State of Iowa, of the first part, and Bertha Kohrs, Trustee for Mary Kohrs under the Last Will and Testament of Henry Kohrs, deceased, of the second part:

WHEREAS, at the October, 1932, Term of the District Court in and for the County of Madison in the said State of Iowa, held at the Court House on the 26th day of October, A.D. 1932, it was, among other things, ordered, adjudged, and decreed by said Court, in a cause therein pending between William H. Gehrmann, Trustee for Mary Kohrs under the Last Will and Testament of Henry Kohrs, deceased, as Plaintiff and Cassie L. Van Sickle and D. C. Van Sickle ^{as Defendants} that a special execution should issue, whereon the Sheriff should sell the real estate mentioned in the petition in said action, or so much thereof as should be necessary to be sold to satisfy the amount due, with interest and costs, in the same manner as real estate is sold on execution. And WHEREAS, John K. Sawyer, the then Sheriff of said county, in pursuance of the judgment, order and decree of said Court in said action, ^{and} in pursuance of the statute in such case made and provided, did on the 23rd day of December, A.D. 1932, sell at public auction, at the Court House door, in Winterset in said County of Madison the premises mentioned in the said order and special execution, and hereinafter described, after having given four week's notice of the time, place, and terms of such sale, in the manner following, to-wit: By posting three notices thereof as required by law, one of which was at the Court House in said county where the last District Court in said county was held, and by publishing a notice thereof for two publications immediately preceding the day of said sale, in the Winterset News, a news paper published in the said County of Madison. And

WHEREAS, at said sale the said premises were struck off to and purchased by William H. Gehrmann, Trustee for Mary Kohrs under the Last Will and Testament of Henry Kohrs, deceased, at and for the sum of Three Thousand Eight Hundred Dollars, that being the highest bid therefor. And

WHEREAS, as appears by the certificate of the clerk of the District Court of Scott County, State of Iowa, now attached to said certificate of sale, William H. Gehrmann died February 16, 1933, and Bertha Kohrs, named in the last will and testament of Henry Kohrs, deceased, to succeed the said William H. Gehrmann as trustee in case of his death, was by the District Court of Scott County, State of Iowa, on March 14, 1933, appointed the trustee to succeed the said William H. Gehrmann:

NOW, THEREFORE, This Indenture Witnesseth, that the party of the first part, Sheriff as aforesaid, in order to carry into effect the sale so made in pursuance of the said decree of said Court, and by virtue of the Statute in such case made and provided, and in consideration of the sum of bid as aforesaid and the further sum of One Dollar to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, hath GRANTED, BARGAINED, AND SOLD, and by these presents does grant, bargain, sell, and convey unto the said party of the second part, and to her successor and assigns forever, the following described tract of real estate, situated in the County of Madison and State of Iowa, described as follows, to-wit:

The Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Southeast Quarter of Section Thirty-five (35), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M.

Deed Record, No. 77, Madison County, Iowa

J. H. WELCH PRtg. CO., DES MOINES 7559

TO HAVE AND TO HOLD the above described premises with the appurtenances thereto belonging, unto the said party of the second part, her successors and assigns forever.

IN WITNESS WHEREOF, the said party of the first part, Sheriff as aforesaid, has hereunto set his hand and seal the day and year above mentioned.

(Sheriff's Seal) A. E. Null (Seal)
Sheriff of Madison County, Iowa.

STATE OF IOWA, Madison County, ss.

BE IT REMEMBERED, that on this 29 day of Dec A.D. 19..., before the undersigned, a Deputy Clerk of ~~the~~ District Court in and for said County, came A. E. Null, Sheriff of Madison County, Iowa, to me personally known to be the identical person whose name is subscribed to the foregoing Sheriff's Deed as grantor, and acknowledged the execution of said instrument to be his voluntary act and deed, and that he executed the same for the purposes therein mentioned.

Witness my hand and District Court seal, the day and year last above written.

(District Court Seal) ~~COM~~ Rex V. Johnson
Deputy Clerk of District Court Madison County, Iowa.