

Deed Record, No. 77, Madison County, Iowa

J. H. WELCH PRtg. CO., DES MOINES 7859

Madison County Treasurer

#674

Filed for record the 27 day of January
A.D. 1940 at 9:10 o'clock A.M.

To

Fee \$.90

Pearl E. Shetterly, Recorder

H. Claude Peer

TAX SALE DEED-COUNTY AS PUBLIC BIDDER

KNOW ALL MEN BY THESE PRESENTS:

That, Whereas, the following described real property, viz:

Commencing at the Northwest (NW) Corner of Section Seven (7),
Township Seventy-Seven (77) North, Range Twenty-eight (28) West
of the 5th. P.M., Iowa, running thence South Three Hundred Ninety
(390) Feet, thence East Six Hundred Twelve (612) Feet, thence
North Three Hundred Ninety (390) Feet, thence West Six Hundred
Twelve (612) Feet to the place of Beginning

situated in the County of Madison and State of Iowa, was subject to taxation for the years
A.D. 1930, 1931, 1932, 1933, 19...; and whereas, the taxes assessed upon said real 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 May A.D. 1935, by virtue
of the authority in him vested by law, at Regular (Scavenger) 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 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 Hundred Twenty Seven (\$227) DOLLARS and
sixteen (16¢) Cents being the total amount of the delinquent 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 24th day of January 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 Max B. Ruffcorn of the County of Polk, and State of Iowa, and whereas the said Max B.
Ruffcorn did, on the 26th. day of January A.D. 1940, duly assign the certificate of the sale
of the property as aforesaid, and all his right, title and interest to said property to H.
Claude Peer 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 12th. day of August, A.D.
1939 it appears that due notice has been given more than ninety days before the execution of
these presents to Wayne H. Riser the party in whose name the real estate is taxed, John Riser,
a party claiming to have some right of title or interest in and to said real estate and to
O. A. Davis, the party in possession of said real estate at 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 H. Claude Peer his heirs and assigns, the real property
last hereinbefore described, to have and to hold unto him, the said H. Claude Peer 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-seventh day of January, 1940.

H. M. Saxton Treasurer Madison County, Iowa

STATE OF IOWA, MADISON COUNTY, ss.

I HEREBY CERTIFY, That before me, P. E. Rose, 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

Deed Record, No. 77, Madison County, Iowa

J. H. WELCH PRtg. CO., DES MOINES 7889

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 27th. day of January A.D. 1940.

(DISTRICT COURT SEAL)

P. E. Rose

Clerk of the District Court in and
for Madison County, State of Iowa

Sec. 7284. DEED EXECUTED. Immediately after the expiration of ninety days from the date of completed service of the notice provided in Section 7282 the Treasurer then in office shall make out a deed for each lot or parcel of land sold and unredeemed, and deliver it to the purchaser upon the return of the certificate of purchase. The Treasurer shall receive Twenty-five cents for each deed made by him and may include any number of parcels of land purchased by one person in one deed, if desired by him.