

Deed Record, No. 77, Madison County, Iowa

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

A. E. Null, Sheriff of Madison County, Iowa	#974	Filed for record the 12 day of February A.D. 1940 at 10:48 o'clock A.M.
To	Fee \$ 1.00✓	Pearl E. Shetterly, Recorder
Aetna Life Insurance Co.		

SHERIFF'S DEED

THIS INDENTURE, Made the 8th day of February 1940, by and between A. E. Null, Sheriff of Madison County, Iowa, of the first part, and Aetna Life Insurance Company of the County of Hartford in the State of Connecticut of the second part, witnesseth:

THAT WHEREAS, By virtue of a Special execution directed to A. E. Null the then acting Sheriff of Madison County, Iowa, dated the 30th day of December A.D. 1938, 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 29th day of December A.D. 1938, in favor of Aetna Life Insurance Company and against Mathew Schirm et al., for the sum of Twenty-five Thousand Two Hundred Twenty-eight & 27/100 Dollars (\$25,228.27) debt, costs, interest and accruing costs, the said A. E. Null Sheriff as aforesaid, did, on the 6th day of January A.D. 1939, levy on the real estate hereinafter described, as the property of said Mathew Schirm et al., defendants, to satisfy the said execution, and whereas, the said A. E. Null 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, said County, before the day of sale.

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AND WHEREAS, The said A. E. Null as Sheriff aforesaid, in pursuance of the notice of sale aforesaid in conformity to law and by virtue of said exectuion, did, on the 6th day of February A.D. 1939, at the south 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 Aetna Life Insurance Company for the sum of Eighteen Thousand Three Hundred Seventy-six & 79/100 DOLLARS, it 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 it 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:

at n.
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NOW, THEREFORE, THIS INDENTURE WITNESSETH, That in consideration of the premises and of the said sum of Eighteen Thousand Three Hundred Seventy-six & 79/100 Dollars (\$18,376.79) so bid and paid as aforesaid, the receipt whereof is hereby acknowledged, I, the said A. E. Null, Sheriff as aforesaid, party of the first part, do hereby sell and convey unto the said Aetna Life Insurance Company party of the second part, or It's successors 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):

The East Half ($\frac{1}{2}$) of Section Twenty-two (22); and the West Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$); and the North Twenty-one (21) acres of the Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$); and the North Six (6) acres of the Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Twenty-three (23), (except One-half ($\frac{1}{2}$) acre in the North East corner thereof for school purposes); and the South Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$); and the Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Fourteen (14); and the South Half of the Southeast Quarter ($\frac{1}{4}$) of Section Fifteen (15); and a tract described as follows; Commencing at the Southwest corner of the Northeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Fifteen (15), and running thence Northeast to the center of said last named forty-acre tract; thence East to the East side thereof; thence South to Southeast corner thereof; thence West to the place of beginning, all in Township Seventy-five (75) North, Range Twenty-eight (28), West of the Fifth Principal Meridian, containing Six Hundred Forty-one and five-tenths (641.5) acres, more or less, subject to easement of Washington Independent School District of Lincoln Township, Madison County, Iowa, in tract described as follows; Commencing at a point 9 rods 11 $\frac{1}{2}$ feet South of the Northeast corner of the Southwest Quarter ($\frac{1}{4}$) of Section Twenty-three (23), Township Seventy-five (75) North, Range Twenty-eight (28), West of the Fifth Principal Meridian, running thence South 40 feet; thence West 13 rods 6 feet; thence North 12 rods 2 feet; thence East 4 rods 3 feet; thence South 9 rods 11 $\frac{1}{2}$ feet; thence East 9 rods 3 feet to place of beginning for school purposes, and in tract described as follows; Commencing at the Southeast corner of the Northwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Twenty-three (23), Township Seventy-five (75) North, Range Twenty-eight (28) West of the Fifth Principal Meridian, thence West 40 feet; thence North 40 rods; thence East 40 feet; thence South 40 rods; to point of beginning, for highway purposes,

Said sale recorded in Sale Book 3 Page 35 Case No. 16351 Docket No 31 Page No 37

TO HAVE AND TO HOLD the said real estate, with all the appurtenances thereto belonging to the said Aetna Life Insurance Company or It's Successors and assigns forever, as full 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 seal this 8th day of February A.D. 1940

A. E. Null
Sheriff of Madison County, Iowa
By _____ Deputy

STATE OF IOWA, Madison County)ss.

BE IT REMEMBERED, That on this 8th day of February A.D. 1940, before me P. E. Rose Clerk of the District Court, in and for Madison County, Iowa, personally appeared A. E. Null 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 the County of Madison and State of Iowa, and acknowledged the execution thereof to be the act and deed of the Sheriff aforesaid by him as 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) ~~COMPARED~~ P. E. Rose
Clerk of the District Court, in and for Madison County, Iowa