

Deed Record, No. 77, Madison County, Iowa

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

Dallas County Sheriff

#2028

Filed for record the 30 day of March
A.D. 1940 at 8:57 o'clock A.M.

To

Fee \$1.00 ✓

Pearl E. Shetterly, Recorder

The Travelers Insurance Co.

SHERIFF'S DEED

THIS INDENTURE, Made this 7th day of March, 1940, by and between E. A. Burger, Sheriff of Dallas County, Iowa, of the first part, and The Travelers 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 E. A. Burger, the then acting Sheriff of Dallas County, Iowa, dated the 28th day of January A.D. 1939, and issued out of the Clerk's office of the District Court of the State of Iowa, in and for Dallas County, under the seal of said Court upon a judgment rendered in said District Court, on the 14th day of January A.D. 1939 in favor of The Travelers Insurance Company and against Harland A. Emerson, Mae Emerson and N. E. Hollen, Administrator of the Estate of Frank H. Emerson, deceased For the Sum of Ten Thousand thirty six and 94/100 Dollars (\$10,036.94) debt, costs, interest and accruing costs, ~~interest and accruing costs~~, the said E. A. Burger Sheriff, as aforesaid, did, on the 30th day of January, A.D. 1939 levy on the real estate hereinafter described, as the property of said Harland A. Emerson, Mae Emerson and N. E. Hollen, Administrator of the Estate of Frank H. Emerson, deceased defendant, to satisfy the said execution, and whereas, the said E. A. Burger, 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 Dallas County, one of which was at the Court House in Adel, Iowa, where the last District Court was held, and by causing two publications of said notice to be made in the Dallas County News, a weekly newspaper published and printed at Adel, in said County, before the day of sale.

AND WHEREAS, The said E. A. Burger as Sheriff aforesaid, in pursuance of the notice of sale aforesaid in conformity to law and by virtue of said execution, did, on the 4th day of March, A.D. 1939, at the front door of the Court House, in Adel, 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 The Travelers Insurance Company for the sum of Nine Thousand nine hundred eighty three and 58/100 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:

U. S. REVENUE TAX \$10 50
Affixed and Cancelled

NOW, THEREFORE, THIS INDENTURE WITNESSETH, that in consideration of the premises and of the said sum of Nine Thousand nine hundred eighty three and 58/100 Dollars (\$9,983.58) so bid and paid as aforesaid, the receipt whereof is hereby acknowledged, I, the said E. A. Burger Sheriff as aforesaid, party of the first part, do hereby sell and convey unto the said The Travelers Insurance Company, party of the second part, heirs and assigns forever, the following described real estate, situated in the County of Dallas and State of Iowa, (being the same real estate hereinbefore referred to, to-wit:)

Commencing at the Southeast Corner of the Southwest Quarter (SW $\frac{1}{4}$) of Section 36, running thence North 49.3 rods to the South line of a strip of land owned by the Chicago, Rock Island and Pacific Railroad Company, thence Southwest parallel with and 150 feet distant South from the center line of the right-of-way of said Railroad, 127.26 rods to a point where said line intersects the South line of said quarter section; thence East along said South line of said section, 120.9 rods to the Southeast corner of said quarter section, to the place of beginning, containing 18.4 acres; Also; Commencing at a point 120.9 rods West of the Southeast Corner of said Quarter section running thence West 15.8 rods to the right-of-way of said railroad, thence Northeast along the said right-of-way 14.85 rods; thence Southeast 6.06 rods to the place of beginning, containing 28-100 of an acre; Also: Commencing at the Southeast Corner of the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$) of said Section 36; running thence North 1.29 $\frac{1}{2}$ chains to the South line of said right-of-way; thence Southwest along the South line of said right-of-way to a point 4.34 chains West of the said Southeast Corner of said 40 acres; thence East

Deed Record, No. 77, Madison County, Iowa

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

4.34 chains to the place of beginning, containing 42-100 of an acre; Also: The Southeast Quarter of the Southeast Quarter ($SE\frac{1}{4} SE\frac{1}{4}$) of said Section 36, containing 39.92 acres; Also: All that part of the Southwest Quarter of the Southeast Quarter ($SW\frac{1}{4} SE\frac{1}{4}$) of said Section 36 lying South of said right-of-way, containing 34.98 acres; and also: Commencing at the Southwest Corner of the Northeast Quarter of the Southeast Quarter ($NE\frac{1}{4} SE\frac{1}{4}$) of said Section 36, running thence North $1.29\frac{1}{2}$ chains to the right-of-way of the Chicago, Rock Island & Pacific Railroad Company thence Northeast along said right-of-way 9.89 chains; thence South 68 degrees East, 4.95 chains; thence South 4 chains to the South line of said 40 acres; thence West 13.25 chains to the place of beginning, containing 5.20 acres; All in Township 78, North, Range 28, West of the 5th P.M., in Dallas County, Iowa, and the Southeast Quarter of the Northeast Quarter ($SE\frac{1}{4} NE\frac{1}{4}$) of Section 1, Township 77, North, Range 28, West of the 5th P.M., Madison County, Iowa, containing 40 acres, more or less

TO HAVE AND TO HOLD the said real estate, with all the appurtenances thereto belonging to the said The Travelers Insurance Company, heirs 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 7th day of March, A.D. 1940.

Said sale recorded in Sale Book 4 Page 467 Case No. 15,268 Docket No A20 Page No. 247

STATE OF IOWA, Dallas County)ss.

E. A. Burger
Sheriff of Dallas County, Iowa

BE IT REMEMBERED, That on this 7th day of March, A.D. 1940, before me Geo. A. Bennett, Clerk of the District Court, in and for Dallas County, Iowa, personally appeared E. A. Burger Sheriff of Dallas 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 the County of Sheriff of/Dallas and State of Iowa, and acknowledged the execution thereof to be the act and deed of the Sheriff aforesaid by him 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

Geo A. Bennett Clerk of the District Court
Dallas County, Iowa