

Deed Record, No. 77, Madison County, Iowa

J. H. WELCH PRtg. CO., DES MOINES 7589

Madison Co. Treasurer

#2756

Filed for record the 7 day of May
A.D. 1940 at 1:38 o'clock P.M.

To

Fee None ✓

Pearl E. Shetterly, Recorder

Madison County

TAX SALE DEED-COUNTY AS PUBLIC BIDDER

KNOW ALL MEN BY THESE PRESENTS: That, Whereas, the following described real property, viz:

Lot Four (4) of the Official Plat of the Sub-division of the South
Half (S½) of the Southeast Quarter (SE¼) of Section Six (6), Township
Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th.
P.M., located in the Town of Earlham, containing Sixty-six Hundredths
(.66) of an acre more or less

situated in the County of Madison and State of Iowa, was subject to taxation for the years
A.D. 1928, 1929, 1930, 1931, 1932, 1933; 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 Adjourned (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 Seventeen (\$17) DOLLARS and eighty-seven
Cents being the total amount of the delinquent general 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, by the affidavit of Shirley A. Webster, County
Attorney filed in said Treasurer's office on the 11th. day of September A.D. 1939, it appears
that due notice has been given more than ninety days before the execution of these presents
to Harry H. Polk and George B. Hippee, Trustees, the parties in whose name the within described
real estate is taxed and also as Executors of the will of Jefferson Polk; to John S. Polk,
Maude H. Polk and Jefferson H. Polk, also to Neil Shardein, the party in possession of said
real estate of 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 Madison County, Iowa his heirs and assigns, the real
property/^{last}hereinbefore described, to have and to hold unto him, the said Madison County, Iowa
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 Seventh day of May, 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
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 7th. day of May A.D. 1940.

P. E. Rose Clerk of the District
Court in and for Madison County,
State of Iowa

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J. H. WELCH PRtg. CO., DES MOINES 7689

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.