

## Deed Record, No. 77, Madison County, Iowa

Madison Co Treas.

#3139

Filed for record the 31 day of May  
A.D. 1940 at 10:05 o'clock A.M.

To

Fee \$.90 ✓

Pearl E. Shetterly, Recorder

H. Grace Ellis

TAX SALE DEED-COUNTY AS PUBLIC BIDDER

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

The South Half ( $S\frac{1}{2}$ ) of the Southeast Quarter ( $SE\frac{1}{4}$ ) of the  
Southeast Quarter ( $SE\frac{1}{4}$ ) of Section Twenty-nine (29), in  
Township Seventy-six (76) North, of Range Twenty-six (26)  
W. 5th P.M.,

situated in the County of Madison and State of Iowa, was subject to taxation for the years A.D. 1931, 1932, 1933, 19..., 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 the scavenger 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 One Hundred Five DOLLARS and Nine 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 R. O. Brock, County Auditor of said County, did on the 31st 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 Shirley A. Webster of the County of Madison and State of Iowa and whereas, said Shirley A. Webster assigned said Certificate to H. Grace Ellis of Madison County, Iowa; and Whereas, by the affidavit of Shirley A. Webster filed in said Treasurer's office on the 19th day of February A.D. 1940, it appears that due notice has been given more than ninety days before the execution of these presents to W. W. Crawford, the person in whose name the real estate hereinbefore described is taxed, and the party in actual 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

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J. H. WELCH PRtg. CO., DES MOINES 7569

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. Grace Ellis her heirs and assigns, the real property last hereinbefore described, to have and to hold unto her the said H. Grace Ellis her 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 23rd day of May, 1940.

STATE OF IOWA, Madison County )ss.

H. M. Saxton      Treasurer  
Madison County, Iowa

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 <sup>the</sup> 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 23rd day of May A.D. 1940.

(DISTRICT COURT SEAL)

~~COMPARED~~

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