

Deed Record No. 72, Madison County, Iowa

Acres-Blackmar Co. Burlington 2080

Madison County Sheriff

#2870

Filed for record the 16 day of
June A.D.1937 at 9:45 o'clock

To

Fee \$1.30

A.M.

H.V.Huntoon

Valde C. Bishop, Recorder
Pearl E. Shetterly, Deputy

SHERIFF'S DEED

THIS INSTRUMENT, made the 14th day of June, A.D.1937, by and between A.E.Null, Sheriff
of Madison County, Iowa, of the first part, and H.V.Huntoon of the County of Madison in the
state of Iowa, of the second part, WITNESSETH:

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That, WHEREAS, by virtue of a Special Execution directed to A.E.Null, the then acting Sheriff of Madison County, Iowa, dated the 10th day of May, A.D.1937, 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 in Cause Number 16407, entitled H.C.Tilton, Administrator with Will Annexed of the Estate of F.J. Gaston, Deceased, Plaintiff, vs. Will H. Henry, et al., and

WHEREAS, the said Court on the 16th day of January, A.D.1937, rendered judgment in said action in favor of the said Plaintiff, and the Aetna Casualty and Surety Company, a Corporation, and against Will H. Henry, McCall Land and Loan Company, and against the real estate hereinafter described for the sum of Four Thousand Eight Hundred Twenty-two & 75/100 (\$4822.75) Dollars with interest at 6 per cent per annum, and the further sum of Eighty-eight & 23/100 (\$88.23) Dollars attorney fees; and the further sum of One Hundred Ninety-eight & 80/100 (\$198.80) Dollars costs of suit with interest at 6 per cent per annum from the date of said Judgment; and

WHEREAS, the rights of Plaintiff and of said Aetna Casualty and Surety Company have been duly assigned to one H.V.Huntoon; and

WHEREAS, said Court on the 10th day of May, A.D.1937, rendered judgment in said action in favor of said H.V.Huntoon, and against the real estate hereinafter described for the sum of Three Hundred Sixty & 87/100 (\$360.87) Dollars with interest at 5 per cent per annum from and after April 28th, 1937, on account of taxes paid by him; and

WHEREAS, the said Court on the 10th day of May, A.D.1937, rendered a Decree and Supplemental Decree in said suit, forever barring and foreclosing the equity of redemption of the said Defendants in and to said mortgaged premises, and ordered that the same, or so much thereof as shall be necessary, ^{be} sold to satisfy said judgment with interest and costs and directed that a Special Execution issue accordingly, and that the real estate be sold without redemption; and

WHEREAS, the said A.E.Null, Sheriff as aforesaid, did, on the 13th day of May, A.D.1937, levy on the real estate described as follows, to-wit:

The Southeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) and the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Twenty-four (24), in Township Seventy-five (75) North, of Range Twenty-eight (28) West of the 5th P.M.; also, the Southeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section One (1), in Township Seventy-four (74) North, of Range Twenty-nine (29) West of the 5th P.M.; also, that the highway as established under the agreement pleaded by W.T.Guiker, is hereby approved, instead of the East Forty feet of the Northeast Fractional Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Four (4), and the highway under said agreement is now used for highway purposes, and the Northwest Fractional Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Three (3); also, the Southeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Two (2); all in Township Seventy-seven (77) North, of Range Twenty-six (26) West of the 5th P.M., as the property of said Will H. Henry, 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, in said County, before the day of sale, the said notice stating that the real estate was to be sold without redemption and deed and abstract furnished for each tract on date of sale; and

WHEREAS, the said A.E.Null, Sheriff as aforesaid, in pursuance of the notice of sale aforesaid, in conformity to law and by virtue of said execution, did on the 14th day of June A.D.1937, 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 as follows: to H.V.Huntoon, for the sum of Five Thousand Six Hundred Twenty-Three & 65/100 (\$5,623.65) Dollars.

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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 DEED as directed by the Decree and Supplemental Decree in said suit.

NOW THEREFORE, THIS INDENTURE WITNESSETH: That in consideration of the premises and of the said sum of Five Thousand Six Hundred Twenty-three & 65/100 (\$5,623.65) Dollars 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 H.V. Huntoon, party of the second part, his heirs 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 Southeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) and the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Twenty-four (24), in Township Seventy-five (75) North of Range Twenty-eight (28) West of the 5th P.M. The Southeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section One (1), in Township Seventy-four (74) North, of Range Twenty-nine (29) West of the 5th P.M. The Southeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Two (2), and all that part of the Northwest Fractional Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Three (3) and of the Northeast Fractional Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Four (4) lying and being East of the East line of the present established and used highway extending in a Northerly direction across said last two described tracts of land, in Township Seventy-seven (77) North, of Range Twenty-six (26) West of the 5th P.M.



Said sale recorded in Sale Book 11, Page 381, Case No. 16407, Docket No. 31, Page No. 65.

TO HAVE AND TO HOLD the said real estate, with all the appurtenances thereto belonging to the said H.V. Huntoon, his heirs and assigns forever, as fully 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 14th day of June A.D. 1937.

(SHERIFF'S SEAL)

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

STATE OF IOWA, Madison County, SS.

BE IT REMEMBERED, That on this 14th day of June, A.D. 1937, before me, F.E. Rose Clerk of the District Court, in and for 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**

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