TAX SALE DEED

FIDLAR & CHAMBERS CO., ROCK ISLAND, IL Form 126H-248

319-3267
DELAWARE COUNTY IOWA
FILED
'97 MAY 5 PM 2 00
138 PAGE 68
DEBORAH L. PEYTON
DELAWARE CO. RECORDER
RECORDER FEE $ 11.00
AUDITOR FEE $ 5.00

Entered for taxation 14th day of May A.D. 1997
Sharon McCurdy, Auditor
By Dawn Rocker, Deputy

88-149

R & S Garner Farms
2680 Hwy 13
Manchester, IA

Preparer Information: AFFIDAVIT 19-66 — Pamela G. Klein (Individual's Name) — 301 E. Main St. (Street Address) — Manchester (City) — 927-2845 (Phone)

KNOW ALL MEN BY THESE PRESENTS:

That the following described parcel:

A piece of land described as commencing where the West line of the Illinois Central Railway Company right of way intersects the North line of the Northwest Quarter (NW¼) of the Southeast Quarter (SE¼) of Section Thirty (30), running thence west Two and One-half (2½) rods, thence South Sixteen (16) rods, thence East to aforesaid Railway right of way, thence North along aforesaid railway right of way to the place of beginning, all in Township Eighty-eight (88) North, Range Five (5) West of the 5th P.M., Delaware County, Iowa.

situated in the County of Delaware and State of Iowa, was subject to taxes for the year (or years) A.D. 1993-1994, and the taxes on the parcel for the year (or years) stated remained due and unpaid at the date of the sale; and the Treasurer of the County, on the 20 day of June, A.D. 1994, by virtue of the authority vested by law in the Treasurer, at Manchester, Delaware County the sale begun and publicly held on the third Monday of June, A.D. 1994, exposed to public sale at the office of the County Treasurer in the County named, in substantial conformity with all the requirements of the statute, the parcel described, for the payment of the total amount then due and remaining unpaid on the parcel, and at that time and place the annaul tax sale

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_____,

_____ of the County of Delaware, and State of Iowa, offered to pay the sum of Twenty DOLLARS and 00 Cents, being the total amount then due and remaining unpaid on the parcel, for 100 percent undivided interest of the above-described parcel, which was the least quantity bid for, and payment of that sum was made by that person to the Treasurer, the parcel was stricken off to that person at that price; and

_____

did, on the 20 day of June, A.D. 1994, assign the certificate of the sale of the parcel and all right, title, and interest to the parcel to R & S Garner Farms, Inc. of the County of Delaware and State of Iowa; and by the affidavit of R & S Garner Farms, Inc., filed in the Treasurer's office

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on the 9 day of January, A.D. 1997, it appears that notice has been given more than ninety days before the execution of this deed to Charles E. Colony Estate and heirs by publication through the Manchester Press, Manchester, Ia 52057 of the expiration of the time of redemption allowed by law; and 3 year(s) have elapsed since the date of the sale, and the parcel has not been redeemed.

Now I, Carolyn A. Wilson, Treasurer of Delaware County, for the consideration of the stated sum paid to the Treasurer and by virtue of law, have granted, bargained, and sold, and by these presents do grant, bargain, and sell to R & S Garners Farms, Inc. and that person's heirs and assigns, the parcel described, to have and to hold unto that person (or), and that person's heirs and assigns, forever; subject, however, to all the rights of redemption provided by law.

IN WITNESS WHEREOF, I, Carolyn A. Wilson, Treasurer of Delaware County, by virtue of the authority vested in me, have subscribed my name on this 10TH day of April, A.D. 1997.

Carolyn A. Wilson Treasurer

Carolyn A. Wilson

Treasurer of Delaware County

STATE OF IOWA, Delaware County, ss.

I HEREBY CERTIFY that before me, Sharon McCrabb in and for said County, personally appeared the above named Carolyn A. Wilson, Treasurer of the County, personally known to me to be the Treasurer of the 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 the County, and acknowledged the execution of the conveyance to be the Treasurer's voluntary act and deed as Treasurer of the County, for the purposes expressed in the conveyance.

Given under my hand (and seal) this 10th day of April, A.D. 97

Sharon McCrabb

Signatures: The names of all signators, including the names of all acknowledging officers shall be typed or legibly printed beneath the original signatures (§331.602 Iowa Code).

Statutory References: 448.1 **Deed executed.** Immediately after the expiration of ninety days from the date of completed service of the notice provided in section 447.12 the county treasurer shall make out a deed for each parcel sold and unredeemed, and deliver it to the purchaser upon the return of the certificate of purchase. The treasurer shall receive twenty-five dollars for each deed made by the treasurer, and the treasurer may include any number of parcels purchased by one person in one deed, if authorized by the treasurer. (91 Acts, ch 191,§100 HF 687. 1991 amendment effective April 1, 1992; 91 Acts, ch 191, §124 HF687. Section amended.)

TAX SALE DEED

TO

STATE OF IOWA, ss.
County

Entered for Taxation this day of , A.D. 19

Auditor.

Filed for record this day of A.D.

at o'clock M. and recorded in Book of on Page .

Recorder.

Deputy.

Recording fee $

AFTER RECORDING MAIL TO: