Stephanie Hassler

Released for Execution 25th day of June A.D. 1998
Sharon McCrabb Auditor
By Chris Cooke Deputy

S-296

RECORDER FEE $ 11.00
AUDITOR FEE $ 5.00

BOOK 56 PAGE 358
DEBORAH L. PEYTON
DELAWARE CO. RECORDER

1998 JN 24 PM 2:17

DELAWARE COUNTY IOWA
FILED

91-4045

Prepared by: Pamela G. Klein 301 E. Main St. Manchester 927-2845

TAX SALE DEED – COUNTY AS PUBLIC BIDDER FIDLAR & CHAMBERS CO. FORM 126H-673

KNOW ALL MEN BY THESE PRESENTS:

That the following described parcel:

Lot 101 and Lot 102 of the City of Masonville, Delaware County, Iowa.

situated in the County of Delaware and State of Iowa, was subject to taxes for the year (or years) 1993-1994 A.D. 1994-1995, 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 19 day of June, A.D. 1995, 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. 1995, 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, no acceptable bid was received, the County of Delaware through its Board of Supervisors, did bid in the parcel in accordance with the provisions of Section 446.19 of the Code, for Thirty 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 the parcel was stricken off to the County; and, Delaware County Treasurer of the County, did, pursuant to a resolution of the County Board of Supervisors on the 30 day of May, A.D. 1997, duly assign the certificate of the sale of the parcel described, and all the County's right, title, and interest to the parcel, to Michael and Dorothy Downs of the County of Delaware and State of Iowa.

DATE 6-24-98 BOOK 56 PAGE 358

And by the affidavit of Service, filed in the Treasurer's office on the 23 day of March, A.D. 19 98, it appears that due notice has been given more than ninety days before the execution of this deed, to

City of Masonville, Masonville, Ia., on behalf of Evangeline Milroy

Manchester Publications, Manchester, Ia

of the expiration of the time of redemption allowed by law; and one year has 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 Michael and Dorothy Downs 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 24 day of June, A.D. 98.

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 24 day of June A.D. 1998.

Sharon McCrabb

Notary Public in and for Delaware Co.

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: