

TAX SALE DEED

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

FILED NO. 1073

COMPUTER
RECORDED
COMPARED

BOOK 61 PAGE 390

96 OCT 18 PM 3: 09

REC 10.00
AUD 5.00
R.M.F. 1.00

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information Becky McDonald P.O. Box 152 Winterset, Ia 50273 515-462-1542
Individual's Name Street Address City Phone

KNOW ALL MEN BY THESE PRESENTS:

That the following described parcel:

The North 35 feet of the West Half (1/2) of Lot Four (4) in Block Five (5) of Academy Addition to the Town of Earlham, Madison County, Iowa, and all of Lot Three (3) and the South Half (1/2) of Lot Two (2) in Block Five (5) of Academy Addition to the Town of Earlham, Madison County, Iowa

situated in the County of Madison and State of Iowa, was subject to taxes for the year (or years) A.D. 1991-1992, 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 20th day of July, A.D. 1993, by virtue of the authority vested by law in the Treasurer, at Winterset, Iowa, at an adjournment of the sale begun and publicly held on the third Monday of June, A.D. 1993, 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 B. F. Moyland, Jr.

B. F. Moyland, Jr. of the County of Madison, and State of Iowa, offered to pay the sum of One Hundred Sixty DOLLARS and No 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 B. F. Moyland, Jr.

did, on the 9th day of May, A.D. 1996, assign the certificate of the sale of the parcel and all right, title, and interest to the parcel to Earl L. Mainard of the County of Polk and State of Iowa; and by the affidavit of service by Samuel H. Braland, attorney for Earl L. Mainard, filed in the Treasurer's office

on the 17th day of July, A.D. 1996, it appears that notice has been given more than ninety days before the execution of this deed to Doyle C. Green and the City of Earlham, Madison County, Iowa

_____ of the expiration of the time of redemption allowed by law; and two year(s) have elapsed since the date of the sale, and the parcel has not been redeemed.

Now I, Becky McDonald, Treasurer of Madison 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 Earl L. Mainard

_____ and that person's heirs and assigns, the parcel described, to have and to hold unto that person (~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~) and that person's heirs and assigns, forever; subject, however, to all the rights of redemption provided by law.

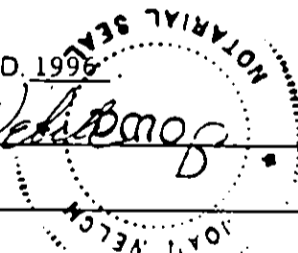
IN WITNESS WHEREOF, I, Becky McDonald, Treasurer of Madison County, by virtue of the authority vested in me, have subscribed my name on this 18th day of October, A.D. 1996.

Becky McDonald Treasurer
Becky McDonald
Treasurer of Madison County

STATE OF IOWA, Madison County, ss.

I HEREBY CERTIFY that before me, Joan Welch, a notary public in and for said County, personally appeared the above named Becky McDonald, 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 18th day of October, A.D. 1996
Joan Welch
Joan Welch



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, _____ County, ss.
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: Earl L. Mainard