



Document 2012 3539

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Date 11/26/2012 Time 11:15 AM

Rec Amt \$12.00 Aud Amt \$5.00

INDX ✓
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

✓ **Prepared by & Return to:** G. JoAnn Collins, Madison County Treasurer
112 N John Wayne Dr., Winterset, Iowa 50273
(515)0462-1542

Send Tax Statement to: **Cindy M Shahan**
101 E. Jefferson St
Winterset, Iowa 50273

Tax Sale Deed: Exemption #19: No declaration of value or real estate transfer tax is necessary.

KNOW ALL PERSONS BY THESE PRESENTS, that the following described parcel:

LOT TWO (2) of Fox Ridge Subdivision, located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Fifteen (15) in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa. Locally known as parcel #770161522004000

was subject to taxes for the year/s 2008-2009 and the taxes on the parcel for the year stated remained due and unpaid at the date of the sale; and the Treasurer of the County, on the 15st day of June, 2009, A.D. by virtue of the authority vested by law in the Treasurer, at the regular (or adjourned) Tax Sale begun and publicly held on the third Monday of June, 2009 A. D., exposed to public sale at the office of the Madison County Treasurer, 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, Cindy M. Shahan, county of Madison, state of Iowa, offered to pay the sum of Three Hundred and Ninety-Nine (\$399) Dollars and Zero (0) Cents, being the total then due and remaining unpaid on the parcel, for 100 percent undivided interest of the above described parcel, the parcel was stricken off to that person at that price, and by the affidavit of service by Cindy M. Shahan, filed in the treasurer's office on June 18th, 2012, A. D., it appears that notice has been given more than ninety (90) days before the execution of this deed to:

Levi Hutton, Thomas and Holly Anderson, Wells Fargo Bank N.A., City of Winterset

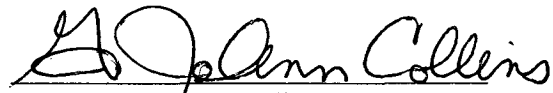
of the expiration of the time of redemption allowed by law; and at least two years has elapsed since the date of the sale, and the parcel has not been redeemed.

Now, I, G. JoAnn Collins, 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

Cindy M. Shahan

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

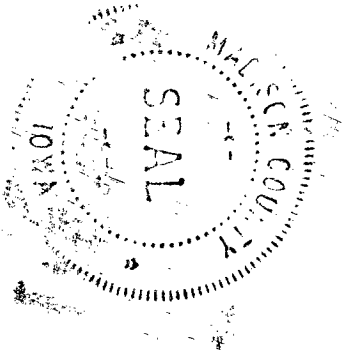
IN WITNESS WHEREOF, I, G. JoAnn Collins, Treasurer of Madison County, by virtue of the authority vested in me, have subscribed my name on this 23rd day of October, 2012, A. D.

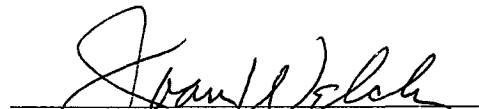

G. JoAnn Collins, Madison Co. Treasurer

STATE OF IOWA: Madison County, ss.

I HEREBY CERTIFY that before me, Joan E. Welch, Auditor in and for said County, personally appeared the above named G. JoAnn Collins, 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 23rd day of October, 2012, A.D.




Joan E. Welch, Madison Co. Auditor