



Document 2013 2267

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Date 7/31/2013 Time 2:54 PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

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

Return To \$
Send Tax Statement to: Shahan Walsh Inc
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:



The North Half (1/2) of Lots Three (3) and Four (4) in Block Two (2) of Center Addition to the Original Town of Winterset, Madison County, Iowa. (Locally known as 421 N John Wayne Drive, parcel #820002502030000)

was subject to taxes for the year/s 2009-2010 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 21st day of June, 2010, 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, 2010 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, Shahan and Walsh, Inc, county of Madison, state of Iowa, offered to pay the sum of One Thousand Two Hundred Seventy One (\$1271) 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 Shahan Walsh Inc, filed in the treasurer's office on May 1st, 2013, A. D., it appears that notice has been given more than ninety (90) days before the execution of this deed to:

Cynthia Sharp, James D. Haley, Robert and Carla Alexander, AmericAuto Financing, LLC, Capital One Bank(USA), N.A., General Casualty Insurance Company, South Central Iowa Landfill, Madison County Plumbing & Heating, LLC, Fireplace Center, Hanson Directory Service, Ronald and Karen Fee, Breeding Hardware, Inc., Peter and Joanne Tubbs, David and Amy Jurgensen, E&T Tire

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

Shahan and Walsh Inc.

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 31st day of July, 2013, A. D.

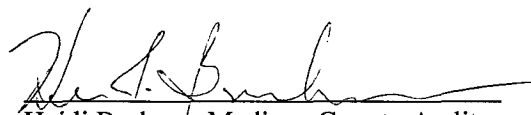

G. JoAnn Collins, Madison County Treasurer

STATE OF IOWA: Madison County, ss.

I HEREBY CERTIFY that before me, Heidi Burhans, 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 31st day of July, 2013, A.D.




Heidi Burhans, Madison County Auditor