

Chap. 66.

AN ACT to amend the several laws of this State relating to the sale of Lands for taxes, and the manner of perfecting tax titles.

Published April 3, 1854.

The people of the State of Wisconsin, represented in Senate and Assembly, do enact as follows:

Acts revived.

§ 1. Section ten of an act entitled an act to amend chapter fifteen of the revised statutes, approved March 31, 1853, entitled, of the assessment and collection of taxes, is hereby repealed; and the sections of the revised statutes and parts thereof, and all acts and parts of acts repealed by said section ten, are hereby revived, re-enacted, and declared to be in full force and effect, and the provisions of the said act, approved March 31, 1853, not repealed by this act, are hereby also declared to be in full force and a cumulative remedy in perfecting the title to lands sold for the non-payment of taxes, and the holder or holders of any certificate of sale of lands sold for the non-payment of any tax or taxes, may at their option foreclose the tax lien created under any such sale, by bill in chancery, as provided by the said act, approved March 31, 1853, or the holder or holders of any such certificate of sale, after the three years for the redemption thereof shall have expired, may perfect the title to the land described in such certificate and sold for the non-payment of taxes and unredeemed, by filing the same with the officer authorized by law to execute deeds of land sold for the non-payment of taxes, who is hereby required to execute, acknowledge, and deliver such deed as provided by law, and when recorded in the office of the register of deeds of the proper county, shall rest in the grantee therein, all right, title, interest, and estate of the former owner or owners in fee in and to the lands so conveyed, and also all the right, title, interest, and claim of the state and county thereto; and the same shall be received as evidence with, and have in all other respects the force and effect in all

Holder of certificate may foreclose or file same with officer authorized to execute deeds at his option.

courts, as is or may be given by law to such deeds executed in pursuance thereof; nor shall the title conveyed by any deed of lands sold for the non-payment of any tax or taxes to the grantee therein, his heirs or assigns, be invalidated, or in any way effected or avoided by any error previously made in assessing, listing, taxing, selling or conveying said land, or in any other proceeding previous to the execution and delivery of such deed.

§ 2. Section five of an act entitled an act for the quieting of tax titles, approved April 19, 1852, is hereby repealed, and all other provisions of the said act, approved April 19, 1852, are hereby declared to be in full force and effect. Section of an act repealed.

§ 3. All deeds of lands sold for the non-payment of taxes hereafter executed, shall be executed by the proper officer authorized by law to execute the same in the name of the state of Wisconsin, and of the proper county or city or incorporated town or village as the grantors therein, and shall be substantially in the following or other equivalent form: (*Provided*, The provisions of this section shall not apply to the foreclosure of tax certificates and liens in chancery, in which cases the court shall prescribe the manner and form of the deed to be made by the officer making the sale,) to wit: Form prescribed for tax deeds.

To all to whom these presents shall come, greeting:

Whereas, (or assignee of) has deposited in the office of the clerk of the county board of supervisors of the county of in the state of Wisconsin, a certificate (or certificates) of the (here name the officer making the sale,) of said county, whereby it appears (as the fact is) that the following described piece (or pieces) or parcel (or parcels) of land lying and being situated in the county of to wit: (Here describes the lands) was (or were) for the non-payment of taxes sold by the (here name officer making the sale) at public auction at in the county of on the day of in the year of our Lord one thousand eight hundred and to the said for the sum of dollars and cents, in the whole, which sum was the amount of taxes assessed and due and unpaid on said tract (or several tracts) of land, together with the costs and charges of such sale, due therewith at the time of making such sale, the whole of which sum of money has been paid by the aforesaid purchaser (or purchasers.)

And, whereas, it further appears (as the fact is) that the owner (or owners) or claimant (or claimants) of said lands, has (or have) not redeemed from said sale, the lands which were sold as aforesaid; and said lands are now unredeemed from such sale, whereby said described lands have become forfeited, and the said purchaser, his (or her or their) heirs or assigns is (or are) entitled to a conveyance thereof.

Now, therefore, know all men by these presents, That the county of _____ in said state, and the state of Wisconsin, in consideration of the said sum of money aforesaid, and the premises, and in conformity to law, hath, and hereby doth give, grant, and convey the tract (or several tracts) of land above described, together with the hereditaments and appurtenances to the said _____, and to his (or her or their) heirs and assigns, to their sole use and benefit forever.

In testimony whereof, I, _____ the (here designate the officer) of the county of _____, have executed this deed pursuant to, and in virtue of the authority in me vested by the statutes of the state of Wisconsin, and for and on behalf of the said state, and of the county of _____ aforesaid, have hereunto subscribed my name officially, and affixed the seal of the said _____ (name it) at the _____ in said county of _____ this _____ day of _____ in the year of our Lord, one thousand eight hundred and _____.

[L. S.]

A. B.

(here give official designation.)

Done in presence of

Seal.

§ 4. In all cases hereafter when a deed under this act shall be executed by the clerk of "county board of supervisors," or by the clerk of "the board of county supervisors," such deed shall have affixed thereto the seal of such board, as the case may be, which is hereby declared to be the corporate seal of the county.

Tax deeds.

§ 5. In all cases hereafter of conveyance of lands for non-payment of taxes due to any incorporated city or village in this state, under the provisions of the act or acts authorizing such city or village to assess and collect taxes, the deed executed shall conform as near as may be to the above form, shall be executed in the name of the state of Wisconsin, and in the corporate name of such city or village as grantor, and shall be sealed with the corporate seal of such city or village.

§ 6. Deeds of conveyance of lands for non-payment of taxes under the provisions of this act, shall be as valid and effectual to convey the lands therein described, as if the same had been executed by and in the name of the state of Wisconsin, in any manner or form whatever.

Deeds thus made, valid as if executed in the name of the state.

§ 7. Hereafter all certificates of tax sale shall be substantially in the following form, to wit:

State of Wisconsin, }
 county, } ss.

County Treasurer's Office, }
 A. D., 18 . }

Form of certificate of tax sale.

I, _____, county treasurer of the county of _____ in said state, do hereby certify that I did, at public auction, pursuant to notice given as by law required, on this _____ day of _____ sell to A. B. (or to the county of _____,) the lands herein described, for the sum of _____ dollars and _____ cents, said sum being the amount due and unpaid for taxes, interest, and charges on said lands for the year of our Lord one thousand eight hundred and _____, That the said A. B., his heirs or assigns, (or said county or assigns,) will therefore be entitled to a deed of conveyance of said lands in _____ years from this date, unless sooner redeemed from such sale according to law. Said lands are described as follows, with the sums for which each tract was sold, set opposite such description. That is to say, (the east half of south-west quarter, section 1, town 1, north range 1, east, \$10 00, according to the facts.)

A. B.

County Treasurer.

The above, or an equivalent form, is declared to be sufficient, and the same may be assigned by the purchaser writing his name in blank on the back thereof, and by the county treasurer in like manner, with his official character added.

§ 8. No deed shall be executed under the provisions of this act previous to the tenth day of April, in the year of our Lord one thousand eight hundred and fifty-four.

Limitation.

§ 9. This act shall be printed by the State Printer immediately after the passage thereof, and when so printed shall take effect and be in full force.

Approved, March 31, 1854.