FORM 101H-007

FIDLAR & CHAMBERS CO., ROCK ISLAND, ILLINOIS

Entered for taxation 29th day of May A.D. 2003
Sharon McCabb, Auditor
By Pat Becker, Deputy
T-109; T-110

REAL ESTATE TRANSFER TAX PAID 42 STAMP #
$ 25.20
Deborah L. Peyton
RECORDER
5-28-03 DATE 28 COUNTY

AUDITOR FEE $ 5.00
RECORDER FEE $ 31.00

DELAWARE COUNTY IOWA FILED
2003 MY 28 AM 10:38
BOOK 3 PAGE 2537
DEBORAH L. PEYTON
DELAWARE CO. RECORDER

Prepared by: Pat Becker, Office Deputy/Delaware Co. Sheriffs Office-304 E. Delaware St.
Individual's Name Street Address Manchester City Ia Phone 563-927-3135

(X) Address tax statement: Kimberly D. Less - 206 Cascade St. - Hopkinton, Iowa 52237
P.O. Box 292

SHERIFF'S DEED

In consideration of $ 47,084.79 heretofore paid, I, John A. LeClere, Sheriff of Delaware County, Iowa, do hereby sell and convey unto Kimberly D. Less

the following described property in Delaware County, Iowa:

Lots 8 and 19, and the East 2/3 of Lots 9 and 18, Block 5, Carter's Second Addition to Hopkinton, Iowa

☐ See attached sheets(s) for further description (see attached for assignment of deed)

Upon the expiration of the redemption period (no redemption having been made) this Deed is given upon the surrender of the Sheriff's Certificate of Purchase, the same having been issued on November 26, 2002, in Cause Number EQCV004992

Plaintiff Citizens State Bank, et al

vs.

Defendant Elizabeth J Wilson, Randall L. Less, Kimberly D Less, et al

On May 28, 2003 (date) Sheriff's Certificate of Purchase was assigned to Kimberly D. Less (in consideration of $47,084.79 per the assignment) (See attached)

☒ No Redemption

Date May 28, 2003

John A. LeClere

Sheriff of Delaware County, Iowa
John A. LeClere, Sheriff

By Deputy Sheriff

On this 28 day of May, 2003, before me, a Notary Public in and for said County, personally appeared John A. LeClere Sheriff of said County, to me personally known to be the identical person whose name is subscribed to the foregoing deed as grantor, and acknowledged the execution thereof to be his voluntary act and deed as said for the purposes therein named.

STATE OF IOWA
Delaware COUNTY } ss.
(SEAL)

PAT BECKER
Commission Number 115082
My Comm. Exp. 5/7/05

Witness my hand and seal, the day and year last above written.

Pat Becker
Pat Becker Notary Public Delaware Co. Iowa

56-407

ALLEN & VERNON, P.L.C.
Attorneys and Counselors at Law

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1175 Eighth Avenue
P.O. Box 488
Marion, Iowa 52302

Telephone
(319) 377-9441
Fax
(319) 377-8147

May 27, 2003

VIA FAX (563) 927-6973
ATTN: Pat Becker
DELAWARE COUNTY SHERIFF'S DEPT.
Manchester, IA

Re: CITIZENS STATE BANK et al v. ELIZABETH J. WILSON, RANDALL L. LESS, KIMBERLY D. LESS et
IOWA DIST CT FOR DELAWARE COUNTY CASE# EQCV004992

LEGAL DESCRIPTION: LOTS EIGHT (8) AND NINETEEN (19), BLOCK 5 AND THE EAST 2/3 OF LOTS NINE (9) AND EIGHTEEN (18), BLOCK 5, CARTER'S SECOND ADDITION TO THE TOWN OF HOPKINTON, DELAWARE COUNTY, IOWA

Dear Pat:

Per our telephone conversation this afternoon, my client, KIMBERLY D. LESS, took assignment of CITIZENS STATE BANK's Sheriff's Certificate in the above-captioned matter on May 22, 2003. The time to redeem expired on May 26, 2003 and we would request that a Sheriff's Deed be prepared in favor of KIMBERLY D. LESS. Kim will drop off the original of the Sheriff's Certificate Wednesday morning and make arrangements to pick up the deed when completed, for filing. Copies of the other pertinent documents are attached hereto for your information.

Please call me if you have any questions about this letter of instructions. Thank you.

Sincerely,

Christopher K. Dolan

enc.

Prepared by: H. Raymond Terpstra II, 118 Third Avenue S.E., #500, Cedar Rapids, IA 52401, (319) 364-2467

ASSIGNMENT OF SHERIFF'S CERTIFICATE

For and in consideration of the sum of Forty-seven thousand eighty-four dollars & 79/100 Dollars ($47,084.79), Citizens State Bank, Monticello, Iowa ("Assignor"), does hereby assign, convey and transfer absolutely without recourse to Kimberly D. Less ("Assignee"), a Sheriff's Certificate of Purchase dated November 26, 2002, issued on a special execution in a foreclosure proceeding heretofore pending in the Iowa District Court for Delaware County, Case No. EQCV 004992.

Assignee acknowledges that Assignor is not representing nor warranty the efficacy of the foreclosure proceeding nor the value of the real estate described in the Sheriff's Certificate of Purchase assigned without recourse hereunder. Assignee acknowledges that Assignee has engaged in any and all due diligence, at Assignee's discretion, with regard to the foreclosure proceeding, the property and obtainment of the Sheriff's Certificate of Purchase without recourse. Assignor does not warrant nor covenant that the foreclosure proceeding has, in fact, foreclosed all junior interests to the mortgagee's lien arising under the mortgage foreclosed in Case No. EQCV 004992. Assignee acknowledges that Assignor does not warrant the priority of the foreclosed mortgage on the real estate foreclosed in Case No. EQCV 004992.

This Agreement shall be governed by the laws of the State of Iowa and venue for any disputes concerning this agreement shall be in Jones County, Iowa.

Dated this 23rd day of ~~April~~ May, 2003.

ASSIGNOR

CITIZENS STATE BANK, MONTICELLO, IOWA

By: A. G. Savage
~~Michael E. Woodruff, Vice President~~
A. G. Savage, President & Cashier

ASSIGNEE

Kimberly D. Less

FORM 101H-006 FIDLAR & CHAMBERS CO.

SHERIFF'S CERTIFICATE OF PURCHASE

STATE OF IOWA
Delaware County } ss.

Citizens State Bank, et al
PLAINTIFF

VS

Elizabeth J Wilson, Randall L. Less, Kimberly D Less, et al
DEFENDANT (Judgment Debtor)

IOWA DISTRICT COURT

Delaware COUNTY

CASE NO. EQCV004992

A judgment was rendered in the above named case on August 5, 2002. An Execution was issued on October 15, 2002 by the above court to the Sheriff of Delaware County. After legal notice, I sold the real estate described:
Legal Description:

Lots 8 and 19, and the East 2/3 of Lots 9 and 18, Block 5, Carter's Second Addition to Hopkinton, Iowa

to Citizens State Bank, et al

the highest bidder, for $45,000.00, (having first offered said premises and received no bid) (~~or~~)

Unless redemption is made Six (6) months, said purchaser(s), their heirs or assigns (will be) (~~are~~) entitled to a deed conveying all right, title and interest of said defendants in and to said real estate.

☐ No Redemption (Deed Issued)

Date November 26, 2002

John A. LeClere
Sheriff Delaware County

By Lt Wm J Hermes 28-3
Lt. Wm. J. Hermes, Deputy 28-3 Deputy

STATE OF IOWA)
) SS.
COUNTY OF JONES)

On this 22nd day of ~~April~~ May, 2003, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared A.G. Savage, to me personally known, who being by me duly sworn, did say that she is the President and Cashier of the corporation executing the within and foregoing instrument; that said instrument was signed on behalf of the corporation by authority of its Board of Directors; and that A.G. Savage, as such officer, acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the corporation, by it and by her voluntarily executed.

MICHAEL E. NODOLF
Commission Number 115774
My Commission Expires
10-13-2003

Notary Public in and for the State of Iowa

STATE OF IOWA)
)SS
COUNTY OF Linn)

Subscribed and sworn to before me by Kimberly D. Less this 22 day of April, 2003.

H. R. TERPSTRA, II
COMMISSION # 118438
MY COMMISSION EXPIRES
12-05-04
NOTARIAL SEAL IOWA

Notary Public in and for the State of Iowa

SHERIFF'S CERTIFICATE OF PURCHASE

vs.

Deed Due _____

DEED MADE TO

STATEMENT		
Judgment	$	49,921.94
Interest on same		3,411.03
Costs on Execution		
Attorney Fees		4,816.08
~~Attorney~~ Costs		618.09
Publication of sale notice		22.64
Service of execution		55.00
Posting & copy fees		5.00
Sale		50.00
Certificate of Purchase		30.00
Notice of Sale		
Mileage		26.28
Abstract Fees		300.00
~~Posting Expenses~~ Protective Advancement		286.00
Total	$	59,542.06

DISBURSEMENTS	
Judgment & Interest	$
Publication	
Attorney Fees	
Court Costs	
Sheriff's Fees	
Sheriff's Mileage	
Total	$

_____ 19____ Received of _____ the sum of

_____ Dollars, in full for the redemption of said premises herein described.

_____ Clerk District Court

By _____ Deputy

_____ 19____ Received of _____ Clerk of said District Court the sum of _____ Dollars, in full for the redemption of said premises herein described.

_____

_____

Sheriff's deed to _____ 19____.