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DOV# 46

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 15th day of February A D 2018
Carla K. Becker Auditor
By T. Hildebrand Deputy

Under the provisions of the Iowa Code ' 428A.2(6), this Deed and transfer of real estate are exempt from the transfer tax and stamp tax.

Prepared by:	**Matthew J. Cole, Assistant United States Attorney 111 Seventh Ave SE, Box 1, Cedar Rapids, Iowa 52401 319-363-6333**
EAV ⊗ **Taxpayer for Tax Statements:**	**Ezra Jacob Birchall, 828 Pleasant Street, Mineral Point, WI 53565**
Grantor:	**United States Marshal, 111 Seventh Ave SE, Box 7, Cedar Rapids, Iowa 52401**
Grantee(s):	**Ezra Jacob Birchall, 828 Pleasant Street, Mineral Point, WI 53565**
Legal Description:	**Lot Three (3) of Grayson's First Subdivision, a Subdivision of Lot Twelve (12) of Sun Rise Acres Addition, City of Manchester, Delaware County, Iowa, according to plat recorded in Book 3 Plats, Page 182.**

UNITED STATES MARSHAL'S DEED

C15-2086

This Indenture, made and entered into this 9th day of September, 2016, between Kenneth J. Runde, United States Marshal for the Northern District of Iowa, by virtue of his office, of the first part Ezra Jacob Birchall, of the second part:

1. **Witness To**, that at a regular Term of the District Court of the United States, held in and for the Northern District of Iowa, on June 21, 2016, an Order for Judgment and Decree was entered granting the United States of America, Plaintiff, judgment against

Russell D. Cole, Carla K. Cole, Jennifer J. Vaughan and Asset Acceptance LLC, Defendants, in a certain plea for the total sum of $93,311.41 which includes $57,279.69 in principal, advances, and any other recoverable costs; $24,292.60 interest as of June 10, 2016; $11,739.12 interest credit or subsidy subject to recapture plus interest accruing thereafter in the daily amount of $12.8332 per day until judgment; $400.00 for costs of court, $190.00 abstracting, $80.49 service fees; $50.00 state court recording fee; and statutory interest after judgment. On June 28, 2016, a Writ of Special Execution issued from the United States District Court for the collection of the judgment, which the Writ was directed to Kenneth J. Runde United States Marshal, and that the Writ was levied by the United States Marshal by virtue of his office, and according to the statute in such case, levied upon a certain tract or parcel of land, hereinafter described, and the land was advertised for sale by the United States Marshal according to law, and afterwards, to wit:

Lot Three (3) of Grayson's First Subdivision, a Subdivision of Lot Twelve (12) of Sun Rise Acres Addition, City of Manchester, Delaware County, Iowa, according to plat recorded in Book 3 Plats, Page 182.

On August 24, 2016, pursuant to the advertisement, the United States Marshal exposed the land to public sale at the Delaware County Courthouse in Manchester, Iowa, and Ezra Jacob Birchall bid the sum of $29,500.00, which being the highest and best bid, the land and premises were struck off and sold to Ezra Jacob Birchall. By virtue of the purchase, Ezra Jacob Birchall and his assigns became entitled to a Deed for the premises from the United States Marshal because the premises were sold without any right of redemption.

United States of America
Northern District of Iowa

I, Robert L. Phelps, Clerk of the District Court of the United States for the Northern District of Iowa do hereby certify, that Kenneth J. Runde, United States Marshal for the Northern District of Iowa, who is to me known to be the person named in and who executed the foregoing Deed of Conveyance, this day personally appeared before me and acknowledged that he executed the same as the United States Marshal, for the uses and purposes therein set forth.

In Witness To, I have hereunto set my hand and affixed the Seal of the District Court, at the City of Cedar Rapids, Iowa, in the Northern District of Iowa, this 9th day of September, 2016.

Robert L. Phelps
Clerk for Northern District of Iowa

Now Therefore, I, Kenneth J. Runde, United States Marshal of the District, by virtue of my office, and by force of the statute in such case, and in consideration of $29,500.00 dollars bid by Ezra Jacob Birchall, have granted, bargained and sold, and by these presents do grant, bargain and sell unto Ezra Jacob Birchall, all the right, title, interest, and claim which Russell D. Cole, Carla K. Cole, Jennifer J. Vaughan and Asset Acceptance LLC, Defendants, on the day of sale, had in and to the following described tract or parcel of land, to wit:

> **Lot Three (3) of Grayson's First Subdivision, a Subdivision of Lot Twelve (12) of Sun Rise Acres Addition, City of Manchester, Delaware County, Iowa, according to plat recorded in Book 3 Plats, Page 182.**

To Have and to Hold, the said tract or parcel of land, together with the appurtenances thereunto belonging, unto Ezra Jacob Birchall, and his heirs and assigns forever.

In Witness To, I have hereunto set my hand and seal this 9th day of September, 2016.

Kenneth J. Runde
United States Marshal for
The Northern District of Iowa

I, the undersigned Clerk of the United States District Court for the Northern District of Iowa, do certify that the foregoing is a true copy of an original document remaining on file and record in my office.
WITNESS my hand and seal of said Court this 15 day of September, 2017
Robert L. Phillips, Clerk
By _____ Deputy