

BK: 2021 PG: 5185
Recorded: 12/21/2021 at 12:40:10.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

RECORDING COVER LETTER

Document being added to allow for recording space

Mail to: Wirbicki Law Group 33 W. Monroe #1550 Chicago, IL 60603

Prepared by: Dawn Dorman Wirbicki Law Group 33 W. Monroe #1550 Chicago, IL 60603

Document: Sheriffs Deed

Parcel: 820005200210000

Address: 923 South 4th Avenue, Winterset, IA 50273, County: Madison

LEGAL DESCRIPTION

PARCEL 1: A PARCEL OF LAND LOCATED IN THE EAST HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SECTION ONE (1), TOWNSHIP SEVENTY-FIVE (75) NORTH, RANGE TWENTY-EIGHT (28) WEST OF THE FIFTH PRINCIPAL MERIDIAN, MADISON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF SECTION ONE (1), TOWNSHIP SEVENTY-FIVE (75) NORTH, RANGE TWENTY-EIGHT (28) WEST OF THE FIFTH PRINCIPAL MERIDIAN, MADISON COUNTY, IOWA, THENCE NORTH 00°00'00" 211.22 FEET, THENCE NORTH 89°40'39" EAST 524.74 FEET, THENCE SOUTH 00°0'00" 512.01 FEET, THENCE NORTH 71°52'04" WEST 552.92 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4), THENCE ALONG SAID WEST LINE NORTH 00°19'57" EAST 125.76 FEET TO THE POINT OF BEGINNING, SAID PARCEL OF LAND CONTAINS 5.116 ACRES INCLUDING 0.224 ACRES OF ROAD RIGHT OF WAY.

PARCEL II: 2.56 ACRES NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE 1/4 NE 1/4) OF SECTION 1, TOWNSHIP 75, RANGE 28, MADISON COUNTY, IOWA.

Prepared by: LYNN SINGER 1012 N John Wayne Dr, Box 517, Winterset, IA 50273

(515) 462-3575

Tax Statement: WIRBICKI LAW GROUP, 33 W MONROE ST, STE 1540, CHICAGO, IL 60603

Return To: CHRIS IRK, WIRBICKI LAW GROUP, 33 W MONROE ST, STE 1540, CHICAGO, IL 60603

SHERIFF'S DEED

In consideration of \$ 213,840.00 heretofore paid, I JASON BARNES, SHERIFF
of MADISON COUNTY, Iowa, do hereby sell and convey unto:

WIRBICKI LAW GROUP

the following described property in MADISON County, Iowa:

PARCEL 1: A PARCEL OF LAND LOCATED IN THE EAST HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SECTION ONE (1), TOWNSHIP SEVENTY-FIVE (75) NORTH, RANGE TWENTY-EIGHT (28) WEST OF THE FIFTH PRINCIPAL MERIDIAN, MADISON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF SECTION ONE (1), TOWNSHIP SEVENTY-FIVE (75) NORTH, RANGE TWENTY-EIGHT (28) WEST OF THE FIFTH PRINCIPAL MERIDIAN, MADISON COUNTY, IOWA, THENCE NORTH 00°00'00" 211.22 FEET, THENCE NORTH 89°40'39" EAST 524.74 FEET, THENCE SOUTH 00°0'00" 512.01 FEET, THENCE NORTH 71°52'04" WEST 552.92 FEET TO THE WEST LINE OF SAID SOUTHWEST 00°19'57" EAST 125.76 FEET TO THE POINT OF BEGINNING, SAID PARCEL OF LAND CONTAINS 5.116 ACRES INCLUDING 0.224 ACRES OF ROAD RIGHT OF WAY.

PARCEL II: 2.56 ACRES NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE 1/4 NE 1/4) OF SECTION 1, TOWNSHIP 75, RANGE 28, MADISON COUNTY, IOWA.

See Attached Sheet (s) for further description

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 N/A


In Case Number EQCV035049

HSBC BANK USA, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE OF THE FIELDSTONE MORTGAGE INVESTMENT TRUST, SERIES 2005-3

VS

LANCE L. BENOIT A/K/A LANCE BENOIT; TAMARA BENOIT; TRUBANK F/K/A COMMUNITY BANK F/K/A COMMUNITY STATE BANK; UNITED STATES OF AMERICA; IOWA DEPARTMENT OF REVENUE; UNKNOWN SPOUSE (IF ANY) OF LANCE L. BENOIT A/K/A LANCE BENOIT; UNKNOWN SPOUSE (IF ANY) OF TAMARA BENOIT; AND PARTIES IN POSSESSION

Date 11/23/2021

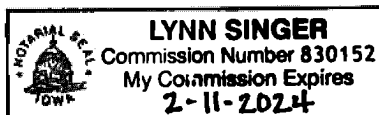

JASON BARNES, SHERIFF

DOV and transfer tax exempt under Iowa Code Section 428A.2(19) EXEMPTION #19

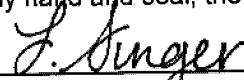
STATE OF IOWA }
MADISON COUNTY } SS.

On November 23, 2021 before me, a Notary Public in and for said County, personally appeared JASON BARNES, SHERIFF

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.



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


Notary Public in and for the State of Iowa