

REC \$ 25<sup>00</sup>  
AUD \$ 5<sup>00</sup>  
R.M.F. \$ 1<sup>00</sup>

COMPUTER   
RECORDED   
COMPARED \_\_\_\_\_

PREPARED BY:

		110 E. Court Avenue, Suite 286	MICKI UTSLER
	Gary L. Hayward, Asst. U.S. Attorney	Des Moines, Iowa 50309	RECORDER
(Name)	(Title)	(Address)	(515) 284-6490 COUNTY, IOWA
			(Telephone)

<input checked="" type="checkbox"/> Address Tax Statement:	Shahan Joint Ventures	52 Court Avenue, Winterset, Iowa 50273	(515) 462-1040
	(Name)	(Title)	(Address)
			(Telephone)

UNITED STATES MARSHAL'S DEED

This indenture, made and entered into this 4th day of January in the year of our Lord 2002, between Terry A. Walter, United States Marshal for the Southern District of Iowa, by virtue of his office, of the first part, and Shahan Joint Ventures of the second part:

Witness to, that at a regular Term of the District Court of the United States, on the 29th day of October, in the year A.D. 2001, an order for judgment and decree was entered granting the United States of America, Plaintiff, judgment against Jimmy L. Akers a/k/a Jimmy Akers a/k/a Jimmy Lee Akers and Kimberly S. Akers a/k/a Kimberly Sue Akers, Defendants, in a certain plea for the principal sum of \$57,245.92 principal; \$8,350.35 interest as of November 3, 2000, plus interest accruing after that date of \$12.667 per day to the date of judgment herein, together with interest at the legal rate thereafter; \$5,787.63 interest credit or subsidy subject to recapture; \$2,493.17 advances to the account; abstracting fees of \$325.00; costs of \$18.10, and all subsequent costs accruing in this suit. On the 5th day of December, A.D. 2001, a judicial sale was held pursuant to 28 U.S.C. §§ 2001-2004 (Judgment and Decree of Foreclosure) for the collection of the judgment. The Order (Deed) was directed to Terry A. Walter, United States Marshal. 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 according to law by the United States Marshal to wit:

A tract of land commencing 598.3 feet East of the Southwest corner of the South Half ( $\frac{1}{2}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of Section Thirty-six (36), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence East on the South line of said 5-acre tract 70 feet to the Southeast corner thereof, thence North  $0^{\circ} 14'$  West, along the East line thereof 150 feet, thence West 70.5 feet, thence South,  $0^{\circ} 27'$  East 150 feet to the point of beginning.

On the 5th day of December, A.D. 2001, pursuant to the advertisement, the United States Marshal exposed the land to public sale at Winterset, Iowa, and Shahan Joint Ventures bid the sum of \$46,000.00, which being the highest and best bid, the land and premises were struck off and sold to it. By virtue of the purchase, the Shahan Joint Ventures and its assigns became entitled to a Deed for the premises from the United States Marshal, because the premises were sold without any right of redemption.

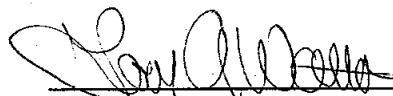
Now, therefore, I Terry A. Walter, United States Marshal of the District, by virtue of my office, and by force of the statute in such case, and in consideration of \$46,000.00 bid by Shahan Joint Ventures have granted, bargained and sold, and by these presents do grant, bargain and sell unto Shahan Joint Ventures all the right, title, interest, and claim which the Defendants, Jimmy L. Akers a/k/a Jimmy Akers a/k/a Jimmy Lee Akers and Kimberly S. Akers a/k/a Kimberly Sue Akers, on the day of sale had in and to the following described tract or parcel of land to wit:

A tract of land commencing 598.3 feet East of the Southwest corner of the South Half ( $\frac{1}{2}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of Section Thirty-six (36), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence East on the South line of said 5-acre tract 70 feet to the Southeast corner thereof, thence North  $0^{\circ} 14'$  West, along the East line thereof 150 feet, thence West 70.5 feet, thence South,  $0^{\circ} 27'$  East 150 feet to the point of beginning.

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To have and to hold, the said tract or parcel of land, together with the appurtenances thereunto belonging, unto the Shahan Joint Ventures and its heirs and assigns forever and ever.

In witness to, I have hereunto set my hand and seal this 4<sup>th</sup> day of January, in the year of our Lord two thousand two.



Terry A. Walter, United States M  
for The Southern District of Iowa



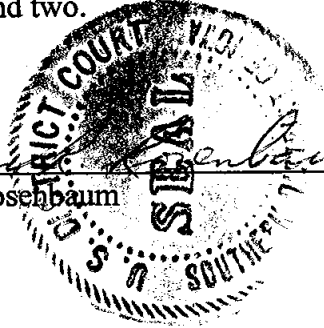
UNITED STATES OF AMERICA

Southern District of Iowa

I, James R. Rosenbaum, Clerk of the District Court of the United States for the Southern District of Iowa do hereby certify, that Terry A. Walter, United States Marshal for the said Southern 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 said United States Marshal, for the uses and purposes therein set forth.

In Witness whereof, I have hereunto set my hand and affixed the Seal of said District Court, at the City of Des Moines, Iowa in said District this 4 day of January, in the year of our Lord two thousand two.

*James R. Rosenbaum*  
James R. Rosenbaum  
Clerk



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MARSHAL'S DEED

U.S. District Court  
Southern District of Iowa

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UNITED STATES OF AMERICA

versus

JIMMY L. AKERS a/k/a Jimmy Akers,  
a/k/a Jimmy Lee Akers; KIMBERLY S.  
AKERS a/k/a Kimberly Sue Akers;  
MADISON COUNTY MEMORIAL  
HOSPITAL; WINTERSET VETERINARY  
CENTER; ACCENT SERVICE COMPANY;  
STATE OF IOWA

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Filed \_\_\_\_\_ day of

\_\_\_\_\_, A.D. 2002.

\_\_\_\_\_, Attorney.

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