

This Indenture, Made the 19th day of February 19 87, by and between Paul D. Welch Sheriff of Madison County, Iowa, of the first part, and Homestead Savings, A Federal Savings and Loan of the County of Madison in the State of Iowa of the second part, witnesseth:

THAT WHEREAS, By virtue of a Special execution directed to Paul D. Welch the then acting Sheriff of Madison County, Iowa, dated the 29th day of August A. D. 19 86, and issued out of the Clerk's office of the District Court of the State of Iowa, in and for Madison County, under the seal of said Court, upon a judgment rendered in said District Court, on the 10th day of June A. D. 19 86 in favor of Homestead Savings, A Federal Savings and Loan and against Kevin I. Cousins and Ginger L. Cousins for the sum of Fifty Thousand Three Hundred Eighty dollars and Twenty-six cents Dollars (\$ 50,380.26) debt, costs, interest and accruing costs, the said Paul D. Welch Sheriff, as aforesaid, did, on the 2nd day of September A. D. 19 86, levy on the real estate herein after described, as the property of said Kevin I. Cousins and Ginger L. Cousins defendant, to satisfy the said execution, and whereas, the said Paul D. Welch Sheriff as aforesaid, gave four weeks' notice of the time and place of selling real estate under said execution, by posting up printed notices thereof at three public places in said Madison County, one of which was at the Court House in Winterset, where the last District Court was held, and by causing two publications of said notice to be made in the Winterset Madisonian a newspaper published and printed at Winterset, said County, before the day of sale.

AND WHEREAS, The said Paul D. Welch as Sheriff aforesaid, in pursuance of the notice of sale aforesaid in conformity to law and by virtue of said execution, did, on the 3rd day of November A. D. 19 86, at the south front door of the Court House, in Winterset, Iowa, expose and offer for sale at public auction the real estate hereinafter described, and did then and there sell the same at public auction to Homestead Savings, A Federal Savings and Loan for the sum of Fifty-eight thousand five hundred forty-seven dollars and eighty-three cents DOLLARS, he being the highest and best bidder therefor. Whereupon the said Sheriff, after receiving the said sum of money from the said purchaser, made and delivered to him a certificate of sale as directed by law; and whereas, the time allowed by law for redeeming said real estate having expired without any redemption thereof having been made:

"Sheriff's Certificate having been assigned, transferred and conveyed unto the Secretary of Housing and Urban Development of Washington, D. C. on the 3rd day of February, 1987, as per Assigment now on file in the office of the Madison County Sheriff, Winterset, Iowa."

NOW, THEREFORE, THIS INDENTURE WITNESSETH, That in consideration of the premises and of the said sum of Fifty-eight thousand and five hundred forty-seven dollars and eighty-three cents Dollars (\$ 58,547.83)

so bid and paid as aforesaid, the receipt whereof is hereby acknowledged, I, the said Paul D. Welch Sheriff as aforesaid, party of the first part, do hereby sell and convey unto the said Secretary of Housing and Urban Development of Washington, D. C., his successors and assigns. party of the second part, heirs and assigns forever, the following described real estate, situated in the County of Madison and State of Iowa, (being the same real estate hereinbefore referred to, to-wit): The East Half (E½) of Lot 15 of Eivins Addition-Plat Two in the Town of Earlham, Madison County, Iowa

Cancelled

FILED NO. 1918 BOOK 53 PAGE 465

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IND. REC. PAGE

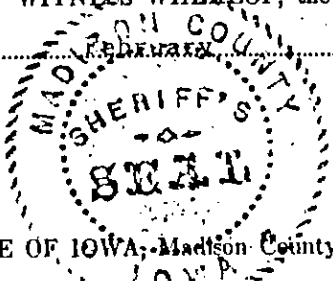
MARY E. WELTY RECORDER MADISON COUNTY, IOWA Fee \$10.00, Trans \$5.00, 4

Said sale recorded in Sale Book...2...Page...31...Case No 22725...Docket No...11...Page No...142...

TO HAVE AND TO HOLD the said real estate, with all the appurtenances thereto belonging to the said Secretary of Housing and Urban Development of Washington, D. C., his successors, heirs, and assigns, as per assignment before mention

heirs and assigns forever, as full and absolutely as the said party of the first part, by virtue of the premises, might and could sell and convey the same.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his seal this...19th...day of...February...A. D. 1987...



Paul D. Welch Sheriff

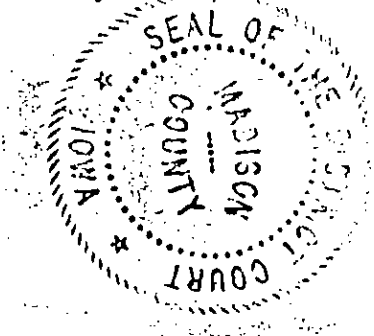
Sheriff of...Madison...County, Iowa.

By ... Deputy.

STATE OF IOWA, Madison County, ss.

BE IT REMEMBERED, That on this...19th...day of...February...A. D. 1987, before me Janice Weeks Clerk of the District Court, in and for Madison County, Iowa, personally appeared...Paul D. Welch...Sheriff of Madison County, Iowa, to me personally known to be the identical person whose name is subscribed to the foregoing deed as Paul D. Welch Sheriff, and who is to me personally known to be the Paul D. Welch Sheriff of the County of Madison and State of Iowa, and acknowledged the execution thereof to be the act and deed of the Sheriff aforesaid by him Paul D. Welch voluntarily done and executed for the purposes therein mentioned.

WITNESS my hand and seal the day and year last above written.



Janice Weeks Clerk of the District Court, in and for Madison County, Iowa.

SHERIFF'S DEED

FROM

Sheriff of Madison County, Iowa. TO

STATE OF IOWA, Madison County, ss. Filed for record, indexed and delivered to the County Auditor, this 25 day of March 1987

at 1:23 o'clock P.M. Recorder's and Auditor's fee, \$ 10.00, paid. Mary E. Welch Recorder. Deputy.

Entered upon transfer books and for taxation this 25 day of March 1987 My fee paid by Recorder. Auditor. Deputy.

Recorded in Book 53 Page 465 of the Records of Town Deeds, this 25 day of March 1987 Mary E. Welch Recorder Deputy.

Section 11744. DEED. If the debtor or his assignee fails to redeem, the Sheriff then in office must, at the end of the year, execute a deed to the person who is entitled to the certificate as hereinbefore provided, or to his assigner. If the person entitled is dead, the deed shall be made to his heirs.