

This Indenture, Made the 11th day of May 1987, by and between Paul D. Welch Sheriff of Madison County, Iowa, of the first part, and United Federal Savings Bank of Iowa fka United Federal Savings and Loan Association of Des Moines 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 25th day of February A. D. 1986, 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 25th day of February A. D. 1986 United Federal Savings Bank of Iowa fka United Federal Savings and Loan Association of Des Moines

in favor of Association of Des Moines and against Herbert L. Benge, Wilma Sue Benge et al for the sum of Eleven thousand Six hundred eight dollars and seventeen cents Dollars (\$ 11,608.17 ) debt, costs, interest and accruing costs, the said Paul D. Welch Sheriff,

as aforesaid, did, on the 25th day of February A. D. 1986, levy on the real estate herein after described, as the property of said Herbert L. Benge, Wilma Sue Benge, et al 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 5th day of May A. D. 1986, 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 United Federal Savings Bank of Iowa fka United Federal Savings and Loan Association of Des Moines for the sum of Seven thousand eight hundred twenty dollars and no 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:

NOW, THEREFORE, THIS INDENTURE WITNESSETH, That in consideration of the premises and of the said sum of Seven thousand eight hundred twenty dollars and no cents Dollars (\$ 7,820.00 )

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 United Federal Savings Bank of Iowa fka United Federal Savings and Loan Association of Des Moines 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 South One-Half (S 1/2) of Lots Three (3) and Four (4) in Block Four (4) in Guiberson's Addition to the City of Winterset, Madison County, Iowa,

FILED NO. 2314 BOOK 53 PAGE 539 1987 MAY 20 AM 11:17

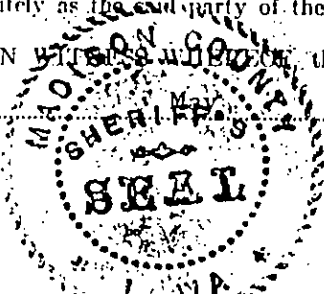
MARY E. WELTY RECORDER MADISON COUNTY, IOWA

Said sale recorded in Sale Book.....2.....Page.....24.....Case No.....22717.....Docket No.....11.....Page No.....102.....

TO HAVE AND TO HOLD the said real estate, with all the appurtenances thereto belonging to the said.....  
United Federal Savings Bank of Iowa fka United Federal Savings and Loan Association  
of Des Moines,

.....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.....11th.....day  
of.....A. D. 19.....87.....



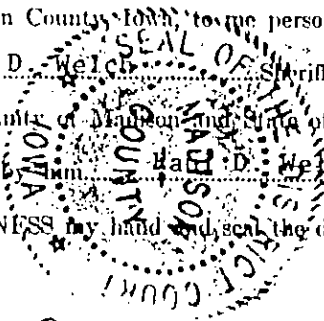
*Paul D. Welch*  
Paul D. Welch  
Sheriff of.....Madison.....County, Iowa.  
By.....Deputy.

STATE OF IOWA, Madison County, ss.

BE IT REMEMBERED, That on this.....11th.....day of.....May.....A. D. 19.....87, 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.....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  
own Auditor, this.....11.....day  
*11.11.87*.....19.....87,  
11:30 o'clock.....M.  
Recorder's and Auditor's fee, \$.....10.00....., paid,  
*Mary E. Welty* Recorder.  
.....Deputy.  
(Sec. 10117)

Entered upon transfer books and for taxation  
is.....11.....day of.....May.....19.....87  
My fee, 25c, paid by Recorder.  
*Paul D. Welch* Auditor.  
.....Deputy.  
(Sec. 10116)

Recorded in Book.....53.....Page.....539  
the Records of.....Town.....Deeds,  
.....day of.....May.....19.....87  
*Mary E. Welty* Recorder  
.....Deputy.

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

Attorneys  
**GRANT, LOZIER & SARGONE** *Janice*  
Attorneys at Law *Sarcione*  
902 Liberty Bldg.