

SHERIFF'S DEED

Iowa Official Form 495

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THIS INDENTURE, Made the 14th day of March, 1988, by and between Paul D. Welch, Sheriff of Madison County, Iowa, of the first part, and Union State Bank of Winterset 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, then acting Sheriff of Madison County, Iowa, dated the 6th day of January, A. D., 1987, 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 5th day of January, A. D., 1987 in favor of Union State Bank of Winterset and against Dan Raber and Janice L. Raber and I.F.G. Leasing Company

Compared

1628

FILED NO. BOOK 124 PAGE 162

1988 MAR 15 PM 1:38

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

Fee \$10.00
Transfer \$5.00

for the sum of Thirty-seven thousand Five hundred forty-five and fifty-two cents Dollars

(\$37,545.52) debt, costs, interest and accruing costs, the said Paul D. Welch, Sheriff, as aforesaid, did on the 8th day of January, A. D., 1987, levy on the real estate hereinafter described, as the property of said Dan Raber and Janice L. Raber 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 places in said Madison County, one of which was at the Court House in Winterset, Iowa, 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, Iowa, in 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 13th day of March, A. D., 1987, at the 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 Union State Bank of Winterset

for the sum of Thirty-five thousand and no/dollars 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 Thirty-five thousand and no/dollars Dollars (\$35,000.00) 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 Union State Bank of Winterset party of the second part

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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):

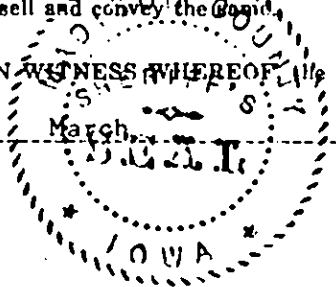
The East 23 acres of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty (20) in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, except for a parcel of land described as beginning at the Northeast Corner of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty (20), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence North 89°40' West 444.5 feet; thence South 0°00' 377.5 feet; thence South 89° 13'E. 444.5 feet; thence N. 0°00' 381 feet to the point of beginning

Said sale recorded in Sale Book 2 Page 42 Case No. 22838 Docket No. 11 Page No. 169

TO HAVE AND TO HOLD the said real estate, with all the appurtenances thereto belonging to the said

Union State Bank of Winterset heirs and assigns forever, as fully and absolutely as the said party of the first part, by virtue of the premises, might and could sell and convey the said

IN WITNESS WHEREOF the said party of the first part has hereunto set his seal this 14th day of March, A. D., 19 88



Paul D. Welch
Sheriff of Madison County, Iowa.

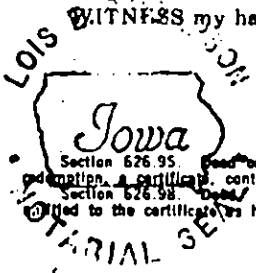
By _____ Deputy

STATE OF IOWA, Madison COUNTY, ss.

BE IT REMEMBERED, That on this 14th day of March, A. D., 1988, before Lois E. Thompson, a Notary Public in and for Madison County, State of 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 Sheriff, and who is to me personally known to be the Sheriff of County of Madison and State of Iowa, and acknowledged the execution thereof to be the act and deed of the Sheriff

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

Lois E. Thompson
Notary Public in and for Madison County, Iowa.



Section 526.95. Deed or Certificate. If the property sold is not subject to redemption, the sheriff must execute a deed therefor to the purchaser; but if subject to redemption, a certificate containing a description of the property. Section 526.98. 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 hereinbefore provided, or to his assignee. If the person entitled is dead, the deed shall be made to his heirs.

Sheriff's Deed

PAUL D. WELCH
County
SHERIFF OF MADISON
TO
UNION STATE BANK OF WINTERSET
Plaintiff
UNION STATE BANK OF WINTERSET
vs.
DAN RABER AND JANICE L. RABER
and I.F.G. LEASING COMPANY
Defendant
Filed for record the 15 day of March, A. D., 19 88
at 1:38 o'clock P.M., and recorded
in Book 124, Page 169
Sheriff's Deeds, Madison
County, Iowa, Records.
Entered for taxation the 15 day of March, 1988
Jean Welch Auditor.
Becky McDonald Clerk
Deputy.
Fees \$ 5.00
Union State Bank