

SHERIFF'S DEED

Iowa Official Form 495

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THIS INDENTURE, Made the 31st day of August, 1987, 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 18th day of June, 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 9th day of June, A. D., 1986 in favor of Union State Bank and against Lowell E. Simmons

[Redacted]

Compare

FILED NO. 383
BOOK 123 PAGE 497

1987 SEP - 1 PM 3:03

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

Fee \$10.00, Trans. \$5.00

for the sum of Twenty-three thousand fifteen dollars and forty-five cents Dollars

(23,015.45) debt, costs, interest and accruing costs, the said Paul D. Welch, Sheriff, as aforesaid, did on the 18th day of June, A. D., 1986, levy on the real estate hereinafter described, as the property of said Lowell E. Simmons, 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, 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, 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 25th day of August, A. D., 1986, 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 Twenty-five thousand five hundred thirty-seven dollars & forty-seven cents 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 Twenty-five thousand five hundred thirty-seven dollars & forty-seven cents Dollars (\$ 25,537.47) 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

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 North Half (1/2) of the Southwest Quarter (1/4) of Section Fourteen (14), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa

Said sale recorded in Sale Book 2 Page 28 Case No. 22722 Docket No. 11 Page No. 126

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 same.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his seal this 31st day of August, A. D., 1987

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 31st day of August, A. D., 1987, before Rose E. Moorhead, a Notary Public in and for Madison County, State of Iowa, personally appeared Paul D. Welch ~~Deputy~~ Sheriff of Madison County, Iowa, to me personally known to be the identical person whose name is subscribed to the foregoing deed as Deputy Sheriff, and who is to me personally known to be the ~~Deputy~~ Sheriff of County of Madison and State of Iowa, and acknowledged the execution thereof to be the act and deed of the Sheriff aforesaid by him as deputy thereto appointed, voluntarily done and executed for the purposes therein mentioned.

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



Rose E. Moorhead
Notary Public in and for Madison County, Iowa.

Section 626.95. 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 626.98. 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 as 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
Sheriff of Madison County
TO
Union State Bank of Winterset
Union State Bank of Winterset
vs.
Lowell E. Simmons
Defendant
Filed for record the 1st day of September, A. D., 1987
at 3:03 o'clock P. M., and recorded
in Book 133, Page 497
Sheriff's Deeds, Madison
County, Iowa, Records.
Entered for taxation the 1st day of Sept, 1987
Fees \$ 5.00