

THIS INDENTURE, Made the 6th day of November, 1987, by and between Paul D. Welch, Sheriff of Madison County, Iowa, of the first part, and American Federal Savings and Loan Association of Iowa 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 June, 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 29th day of June, A. D., 1987 in favor of American Federal Savings and Loan Association of Iowa and against Robert E. Keefe, Lynn R. Keefe and

Midland Financial Savings and Loan Association

**FILED NO.** C 838  
**BOOK** 123 **PAGE** 637  
 1987 NOV 12 AM 10:38  
 MARY E. WELLY  
 RECORDER  
 MADISON COUNTY, IOWA

**Fee \$10.00**  
**Transfer \$5.00**

for the sum of Seventy-two thousand seven hundred ninety-three dollars and seventy-five cents Dollars

(\$ 72,793.75) debt, costs, interest and accruing costs, the said Paul D. Welch, Sheriff, as aforesaid, did on the 6th day of July, A. D., 1987, levy on the real estate hereinafter described, as the property of said Robert E. Keefe, Lynn R. Keefe, 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 4th day of September, 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 American Federal Savings and Loan Association of Iowa

for the sum of Eighty-six thousand three hundred eighty-nine dollars and sixty-seven 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 Eighty-six thousand three hundred eighty-nine dollars and sixty-seven cent Dollars (\$86,389.67) 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 American Federal Savings and Loan Association of Iowa party of the second part.

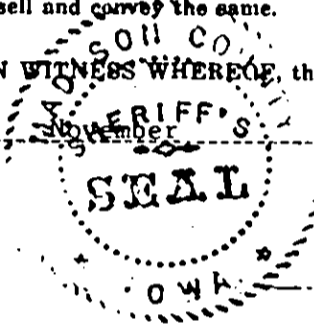
heirs and assigns forever, the following described real estate, situated in the County of Madison and State of Iowa (being the same real estate hereinbefore referred to, to-wit):

The North 545.5 feet of the following described tract of real estate, to-wit: The West 49.33 acres of the West fractional half (1/2) of the Northwest Quarter (1/4) of Section Thirty-one (31), in Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, except the North 595 feet thereof and except that part thereof lying North and West of the Public Highway which runs along the Northwest part thereof and being known as U.S. Highway # 169.

Said sale recorded in Sale Book 2 Page 54 Case No. 22862 Docket No. 11 Page No. 209

TO HAVE AND TO HOLD the said real estate, with all the appurtenances thereto belonging to the said American Federal Savings and Loan Association of Iowa 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 6th day of November, A. D., 1987.



Paul D. Welch  
Sheriff of Madison County, Iowa.

By \_\_\_\_\_, Deputy

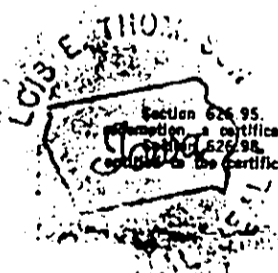
STATE OF IOWA, Madison COUNTY, ss.

BE IT REMEMBERED, That on this 6th day of November, A. D., 1987, before \_\_\_\_\_, 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 ~~of Madison County, Iowa, and who is 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~~

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

Louis E. Thompson  
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 TO \_\_\_\_\_ County \_\_\_\_\_ Plaintiff \_\_\_\_\_ vs. Defendant \_\_\_\_\_ Filed for record the 12 day of November, A. D., 1987 at 10:38 o'clock A. M., and recorded in Book 123 Page 637 Sheriff's Deeds, Madison County, Iowa, Records. Fee \$10.00 Entered for taxation the 12 day of November, 1987. Fees \$ 5.00

Roger Couch  
American Federal  
601 Strand, 4074 50309