

THIS INDENTURE, Made the 18th day of November, 1987, by and between Paul D. Welch, Sheriff of Madison County, Iowa, of the first part, and United Federal Savings Bank 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 18th day of March, 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 17th day of March, A. D., 1987, in favor of United Federal Savings Bank of Iowa and against Raymond C. Farwell and Diann S. Farwell aka Diane S. Farwell

Compared

FILED NO. 884
 BOOK 54 PAGE 15
 1987 NOV 18 PM 3:18
 MARY E. WELTY
 RECORDER
 MADISON COUNTY, IOWA
 Fee \$10.00. Trans

IND.
 REC.
 PAGE

for the sum of Thirty-five thousand Two hundred fifty-two dollars and twenty-three cents Dollars \$5,000

(\$ 35,252.23) debt, costs, interest and accruing costs, the said Paul D. Welch, Sheriff, as aforesaid, did on the 19th day of March, A. D., 1987, levy on the real estate hereinafter described, as the property of said Raymond C. Farwell and Diann S. Farwell aka Diane S. Farwell, 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 15th day of May, 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 United Federal Savings Bank of Iowa

for the sum of Thirty-six thousand thirty-eight dollars & forty-nine 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 Thirty-six thousand thirty-eight dollars & forty-nine cents Dollars (\$ 36,038.49) 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 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):

Lots Two (2) and Three (3) in Block One (1) of Kirkwood's Addition to the town of Winterset, Madison County, Iowa.

Said sale recorded in Sale Book 2 Page 49 Case No. 22854 Docket No. JL Page No. 182

TO HAVE AND TO HOLD the said real estate, with all the appurtenances thereto belonging to the said United Federal Savings Bank 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 18th day of November, A. D., 1987.



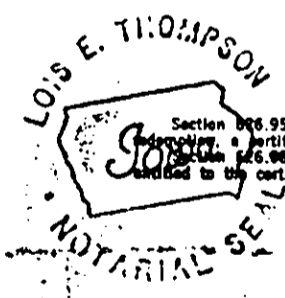
Paul D. Welch
Sheriff of Madison County, Iowa.
By _____, Deputy

STATE OF IOWA, Madison COUNTY, ss.

BE IT REMEMBERED, That on this 18th day of November, A. D., 1987, before Lois E. Thompson, 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.

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



Section 886.95. 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 886.96. 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.

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Sheriff's Deed

Sheriff of _____ County TO _____ Plaintiff vs. _____ Defendant
Filed for record the 18 day of November, A. D., 1987 at 3:18 o'clock P. M., and recorded in Book 54, Page 15 Sheriff's Deeds, Madison County, Iowa, Records.
Mary E. Welch Recorder
Entered for taxation the _____ day of _____, 19____
Auditor. _____
Deputy. _____
Fees \$ 5.00

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