

This Indenture, Made the 7th day of October 19.86, by and between Paul D. Welch Sheriff of Madison County, Iowa, of the first part, and Home Plan Savings and Loan Association 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 8th day of JANUARY A. D. 19.86, 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 6th day of January A. D. 19.86, in favor of Home Plan Savings and Loan Association and against Joel A. Fitzgerald, Karen K. Fitzgerald, et al for the sum of Six thousand Eight hundred fifty-six dollars and no cents - - - - Dollars (\$ 6,856.00) debt, costs, interest and accruing costs, the said Paul D. Welch Sheriff, as aforesaid, did, on the 10th day of January A. D. 1986, levy on the real estate herein after described, as the property of said Joel A. Fitzgerald, Karen K. Fitzgerald 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 18th day of March A. D. 19.86, 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 Home Plan Savings and Loan Association for the sum of Eight Thousand Two hundred eighty-five and fifteen 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 Eight Thousand Two Hundred Eighty-five and fifteen cents - - - - - Dollars (\$8,285.15) 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 Home Plan Savings and Loan Association 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 Seven (7) and Eight (8) in Block Three (3) In the Original Town of Truro, Madison County, Iowa.

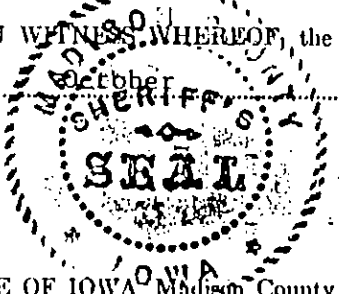
1327
FILED NO 1327
BOOK 54 PAGE 107
1988 FEB - 1 AM 8:50
MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA
Fee \$10.00, Trans \$5.00

Said sale recorded in Sale Book... 2 ... Page... 18 ... Case No... 22689 ... Docket No... 11 ... Page No... 90

TO HAVE AND TO HOLD the said real estate, with all the appurtenances thereto belonging to the said... Home Plan Savings and Loan Association

...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... 7th... day of... October... A. D. 19... 86



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

STATE OF IOWA, Madison County, ss.

BE IT REMEMBERED, That on this... 7th... day of... October... A. D. 1986, 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 by him... Paul D. Welch... voluntarily done and executed for the purposes therein mentioned.

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



Jeisa Imboden, Deputy Clerk of the District Court, in and for Madison County, Iowa

1327

SHERIFF'S DEED

FROM

Sheriff of Madison County, Iowa.

TO

STATE OF IOWA, Madison County, ss.

Filed for record, indexed and delivered to the County Auditor, this... day of February 1988

8:50'clock... A.M. recorder's and Auditor's fee, \$... paid. Mary E. Welby Recorder. Deputy.

Entered upon transfer books and for taxation this... day of Feb 1988 My fee, 25¢, paid by Recorder. Joan Welch Auditor. Becky McDonald, clerk Deputy.

Recorded in Book... 54 ... Page... 167 of the Records of... Town Deeds, this... day of Feb 1988 Mary E. Welby Recorder Deputy.

Section 11744. 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.

Lew Jordan