

SHERIFF'S DEED

Iowa Official Form 495

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THIS INDENTURE, Made the 17th day of October, 1988, by and between Paul D. Welch, Sheriff of Madison County, Iowa, of the first part, and First Federal 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, then acting Sheriff of Madison County, Iowa, dated the 17th day of March, A. D., 1988, 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 14th day of March, A. D., 1988, in favor of First Federal Savings and Loan Association and against Richard C. Wallace; Sandy L. Wallace, a/k/a Sandy L. Gardner;

Reed Motors, Inc; Farmers & Merchants State Bank; Richard Dillinger; and Otoe County National Bank

FILE # 797
BOOK 124 PAGE 774

1988 OCT 18 AM 10:24

IND ✓
REC ✓
PAGE ✓

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

Fee \$10.00

Transfer \$5.00

for the sum of Sixty-one Thousand Five hundred sixty-nine dollars and eighty-two cents Dollars

(\$ 61,569.82) debt, costs, interest and accruing costs, the said Paul D. Welch, Sheriff, as aforesaid, did on the 17th day of March, A. D., 1988, levy on the real estate hereinafter described, as the property of said Richard C. Wallace, Sandy L. Wallace 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 15th day of April, A. D., 1988, 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 First Federal Savings and Loan Association

for the sum of Sixty-three Thousand Forty-one dollars and fifty-one 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 Sixty-three Thousand Forty-one dollars and fifty-one cents Dollars (\$63,041.51) 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 First Federal Savings and Loan Association, party of the second part.

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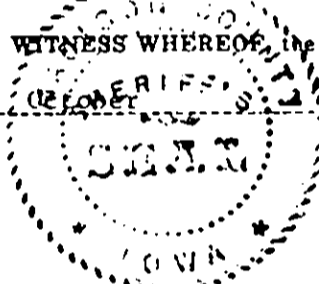
heirs and assigns forever, the following described real estate, situated in the County of Madison and State of Iowa (being the same real estate hereinbefore referred to, to-wit):

The West 358.8 feet of Lot 8 and the South 225.5 feet of Lot 10, all in the Final Plat of Berglund Rural Estates Subdistrict, Sec. 32-77-27, Madison, County, Iowa, subject to recorded water easements and subject to permanent easement for road and utility purposes along the West 25 feet of the South 225.5 feet of said Lot 10; Lot 9, Berglund Rural Estate Subdistrict, Sec. 32-77-27, Madison County, Iowa, the North 151 feet of which and the East 20 feet of which and the West 20 feet of which are all subject to recorded water easements.

Said sale recorded in Sale Book 2 Page 61 Case No. 22949 Docket No. 11 Page No. 261

TO HAVE AND TO HOLD the said real estate, with all the appurtenances thereto belonging to the said First Federal Savings and Loan Association 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 October A. D., 1988.

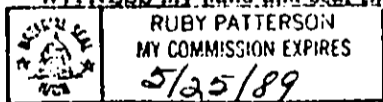


Paul D. Welch
Sheriff of Madison County, Iowa.
By _____, Deputy

STATE OF IOWA, Madison COUNTY, ss.

BE IT REMEMBERED, That on this 18th day of October, A. D., 1988, 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 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.



Ruby Patterson
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
First Federal Savings and Loan Association
First Federal Savings and Loan Association Plaintiff
Richard C. Wallace; Sandy L. Wallace, a/k/a Sandy L. Gardner; Reed Motors, Inc; Farmers & Merchants State Bank; Richard Dillinger; and Otoe County National Bank Defendant

Filed for record the 18 day of October, A. D., 1988 at 10:24 o'clock A. M., and recorded in Book 124, Page 724 Sheriff's Deeds, Madison County, Iowa, Records.

Mary E. Welch Recorder.
Shirley H. Henry Deputy
Entered for taxation the 18 day of October, 1988
Joan Welch Auditor
Betty McDonald Deputy.
Fees \$ 55

First Federal Savings & Loan
Creation