

SHERIFF'S DEED

Iowa Official Form 495

THIS INDENTURE, Made the 26th day of April, 1988, by and between Paul D. Welch, Sheriff of Madison County, Iowa, of the first part, and Union State Bank 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 February, 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 11th day of February, A. D., 1987 in favor of Union State Bank and against Larry A. Moore, Rhonda S. Moore, Bryan R. Jennings, as Executor of the Estate of George A. Moore, Deceased, Phyllis Ann Jones, Robert K. Moore, R. Joseph Moore, Margaret Harper and Mildred Guiberson dba Modern Beauty,

COMPUTER

FILED NO. 1942 BOOK 124 PAGE 267

Compared 1988 APR 26 AM 10:48

MARY E. WELTY RECORDER MADISON COUNTY, IOWA

Fee \$15.00

Transfer \$20.00

for the sum of One hundred ninety-six thousand three hundred seventy-four dollars and eleven cents Dollars

(\$ 196,374.11) debt, costs, interest and accruing costs, the said Paul D. Welch Sheriff, as aforesaid, did on the 17th day of February, A. D., 1987, levy on the real estate hereinafter described, as the property of said Larry A. Moore 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 24th day of April, 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 Union State Bank

for the sum of Two Hundred Thousand and no dollars 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 Two Hundred Thousand and no dollars Dollars (\$ 200,000.00) 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 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):

SEE EXHIBIT A ATTACHED

Said sale recorded in Sale Book 2 Page 46 Case No 22806 Docket No. 11 Page No. 177

TO HAVE AND TO HOLD the said real estate, with all the appurtenances thereto belonging to the said Union State Bank 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 26th day of

April, A. D., 1988



*Paul D. Welch, Sheriff*

Sheriff of Madison County, Iowa.

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

STATE OF IOWA, Madison COUNTY, ss.

BE IT REMEMBERED, That on this 26th day of April, A. D., 1988, 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 ~~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~~

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

*Lois E. Thompson*

Notary Public in and for Madison County, Iowa.



Section 625.05 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, the deed containing a description of the property shall be subject to redemption. 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

\_\_\_\_\_  
UNION STATE BANK Plaintiff

\_\_\_\_\_  
LARRY A. MOORE, RHONDA S. MOORE, BRYAN B. JENNINGS, AS EXECUTOR OF THE ESTATE OF GEORGE A. MOORE, DECEASED, PHYLLIS ANN JONES, ROBERT K. MOORE, R. JOSEPH MOORE, MARGARET HARPER AND MILDRED GUIBERSON dba Modern Beauty Defendant

Filed for record the 26 day of April, A. D., 1988  
 at 10:48 o'clock A. M., and recorded in Book 228, Page 467  
 \_\_\_\_\_  
 County, Iowa, Records.

\_\_\_\_\_  
Mary E. Welch  
 Recorder.

Entered for taxation the 26 day of April, 1988  
Joan Welch Auditor.  
Becky McDonald-Clerk Deputy.  
 Fees \$ 20.00

The Sheriff's deed to which this is attached is intended to convey unto Union State Bank, located in Winterset, Iowa, the following enumerated interests in the real estate described below:

1. The interest(s) of Larry A. Moore in and to an undivided 1/21st interest in fee.
2. The interest(s) of Larry A. Moore in and to an undivided joint life estate interest (with Phyllis Ann Jones) in and to an undivided 6/7ths interest in fee.
3. The interest(s) of Larry A. Moore in and to an undivided 1/7th remainder interest, which remainder interest is 1/6th of the total remainder interest in and to an undivided 6/7ths interest in fee.
4. The interest(s) of the Estate of George A. Moore, Deceased, Bryan R. Jennings, Executor, in and to an undivided 1/21st interest in fee.
5. The interest(s) of the Estate of George A. Moore, Deceased, Bryan R. Jennings, Executor, in and to an undivided 1/7th remainder interest, which remainder interest is 1/6th of the total remainder interest in and to an undivided 6/7ths interest in fee.

All five partial interests just described being in and forming a part of the following described real estate, to-wit:

The Northeast Quarter of the Southeast Quarter of Section Four (4), except a tract of land described as follows: Commencing at a point on the North line of the South Half of said Section 4 which is 1156.4 feet West of the Northeast corner thereof, running thence East on said North line to said Northeast corner, thence South on the East line of said South Half of Section 4 to a point where it intersects the center line of the public highway running in a Northwesterly and Southeasterly direction across said tract, thence in a Northwesterly direction following the center of said highway, to the place of beginning; also all that part of the Southwest Quarter of the Northeast Quarter lying South of the center of the main channel of Middle River, and all that part of the Northwest Quarter of the Southeast Quarter and the East 20 rods of the Northeast Quarter of the Southwest Quarter lying South and East of the center of the main channel of Middle River; and the East 1/4 of the Southeast Quarter of the Southwest Quarter and the South Half of the Southeast Quarter, all in Section 4; and all that part of the Southwest Quarter of the Southwest Quarter of Section 3 lying West of the public highway as is now located through said 40-acre tract (containing 16 acres, more or less); and the Northeast Quarter and Southeast Quarter of the Northwest Quarter and the East 1/4 of the Northeast Quarter of the Northwest Quarter of Section 9, and the West One-fourth of the Northwest Quarter of Section 10 except a tract of land described as follows: Commencing 38 rods East and 24 rods South of the Northwest corner of said Section 10, running thence South 13 1/3 rods; thence West 12 rods, thence North 13 1/3 rods, thence East 12 rods to the place of beginning (containing one acre, more or less); all in Township 75 North of Range 27, West of the Fifth P.M., Madison County, Iowa; also commencing at the Southwest corner of the Southeast Quarter of the Southwest Quarter of Section 4, and running thence East 60 rods, thence North to the North line of said Southeast Quarter of the Southwest Quarter, thence in a Southwesterly direction in a straight line to the place of beginning; and the West 3/4 of the Northeast Quarter of the Northwest Quarter of Section 9, Township 75 North of Range 27, West of the Fifth P.M., Madison County, Iowa.

## EXHIBIT A