

THIS INDENTURE, Made the 19th day of April, 1988, by and between Paul D. Welch, Sheriff of Madison County, Iowa, of the first part, and Homestead Savings, A Federal Savings and Loan 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 30th day of December, 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 December, A. D., 1987 in favor of Homestead Savings, A Federal Savings and Loan and against Charles H. Burgoon; Debra D. Burgoon, Madison County, Iowa;

David L. Wornson

COMPUTER

FILED NO. 2013
BOOK 54 PAGE 228

1988 MAY -5 PM 2:54

MARY E. WELTY
RECORDER
MADISON COUNTY IOWA

IND. ✓
REC. ✓
PAGE ✓

Fee \$10.00
Transfer \$5.00

for the sum of Forty-nine thousand Three hundred twenty-eight dollars and forty-eight cents Dollars (\$ 49,328.48) debt, costs, interest and accruing costs, the said Paul D. Welch

December, A. D., 1987, Sheriff, as aforesaid, did on the 31st day of of said Charles H. Burgoon; Debra D. Burgoon, 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 5th day of February, 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 Homestead Savings, A Federal Savings and Loan

for the sum of Fifty-one thousand six hundred twenty-four dollars & 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:

Sheriff's Certificate having been assigned, transferred and conveyed unto

the Secretary of Housing and Urban Development of Washington, D.C.,

his successors and assigns, on February 17th, 1988, as per assignment

now on file in the office of the Madison County Sheriff, Winterset, Iowa.

NOW, THEREFORE, THIS INDENTURE WITNESSETH, That in consideration of the premises and of the said sum of Fifty-one thousand six hundred twenty-four dollars & fifty-one cents Dollars (\$ 51,624.51) 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 Secretary of Housing and Urban Development of Washington, D.C. 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 West one-half (W 1/2); of Lot 14 of Eivins

Addition Plat Two in the Town of Earlham,

Madison County, Iowa,

Said sale recorded in Sale Book 2 Page 58 Case No. 22937 Docket No. 11 Page No. 242

TO HAVE AND TO HOLD the said real estate, with all the appurtenances thereto belonging to the said Secretary of Housing and Urban Development of Washington, D.C. 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 19th day of



April, A. D., 1988

Paul D. Welch, Sheriff

Sheriff of Madison County, Iowa.

By _____, Deputy

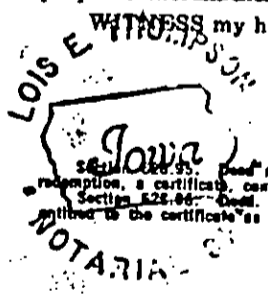
STATE OF IOWA, Madison COUNTY, ss.

BE IT REMEMBERED, That on this 19th 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 the 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 522.95. 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 522.96. 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.

2013

Sheriff's Deed

Sheriff of _____ TO _____ County _____

Plaintiff _____ vs. _____ Defendant _____

Filed for record the 5 day of May, A. D., 1988
at 2:54 o'clock P. M., and recorded
in Book 54, Page 28
Sheriff's Deeds, Madison
County, Iowa, Records.

Mary E. Wilk Recorder

Entered for taxation the 5 day of May, 1988

Auditor. _____ Deputy. _____

Fees \$ 5.50

GRANT LOZIER & SARCONI
Attorneys at Law
620 Liberty Bldg.
DES MOINES, IA 50309