

THIS INDENTURE, Made the 20th day of June, 1988, by and between Paul D. Welch, Sheriff of Madison County, Iowa, of the first part, and Earlham Savings 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 6th day of March, A. D., 1986, 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 31st day of July, A. D., 1985 in favor of Earlham Savings Bank and against Donna Beeler aka Donna R. Beeler

Billy O. Beeler aka Bill Beeler et al

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FILED NO. 2263
BOOK 124 PAGE 419

1988 JUN 21 AM 8:10

IND.
REC.
PAGE

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

Fee \$10.00
Transfer \$10.00

for the sum of One Hundred Sixteen Thousand Seventy-eight and Fifty-one cents Dollars

(\$ 116,078.51) debt, costs, interest and accruing costs, the said Paul D. Welch, Sheriff, as aforesaid, did on the 6th day of March, A. D., 1986, levy on the real estate hereinafter described, as the property of said Donna Beeler aka Donna R. Beeler Billy O. Beeler aka Bill Beeler 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 13th day of May, A. D., 1986, 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 Earlham Savings Bank

for the sum of Eighty-six Thousand Dollars and no 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:

by virtue of reassignment of title to Edwin Skinner a 40 percent interest, Donald G. Beattie a 40 percent interest, and Larry G. Wilson a 20 percent interest as tenants in common to

NOW, THEREFORE, THIS INDENTURE WITNESSETH, That in consideration of the premises and of the said sum of Eighty-six Thousand Dollars and no cents Dollars (\$ 86,000) 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 Earlham Savings Bank party of the second part Edwin Skinner a 40 percent interest, Donald G. Beattie a 40 percent interest, and Larry G. Wilson a 20 percent interest as tenants in common to

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):

- [An] individud 1/3 interest in the following described real estate:
- The East Half (1/2) of the Southeast Quarter (1/4) of Section Twenty-two (22), in Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, and
- The West Half (1/2) of the Southeast Quarter (1/4) of Section Twenty-two (22), in Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, and
- The Southwest Quarter (1/4) of Section Twenty-two (22), in Township Seventy-seven (77), Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, and
- The West Half (1/2) of the Northeast Quarter (1/4) of Section Twenty-seven (27), in Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, and
- The Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-seven (27), in Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, and
- The Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-seven (27), in Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa,

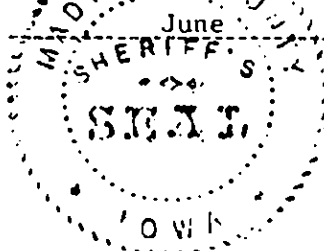
Subject to the life tenancy of Opal T. Burger.

Said sale recorded in Sale Book 2 Page 25 Case No. 22549 Docket No. 11 Page No. 105

TO HAVE AND TO HOLD the said real estate, with all the appurtenances thereto belonging to the said

Edwin Skinner a 40 percent interest, Donald G. Beattie a 40 percent interest, and Larry G. Wilson a 20 percent interest as tenants in common to 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 20th day of



June 20, A. D., 1988.

Paul D. Welch
Sheriff of Madison County, Iowa.

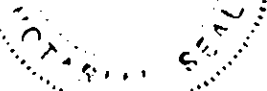
By _____, Deputy

STATE OF IOWA, Madison COUNTY, ss.

BE IT REMEMBERED, That on this 20th day of June, A. D., 1988, before Kimberly A. Townsend, a Notary Public in and for Madison County, State of Iowa, personally appeared Paul D. Welch

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 Deputy Sheriff, and who is to me personally known to be the Deputy Sheriff of Madison 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.



Kimberly A. Townsend
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

Sheriff of _____ TO _____ County _____

vs. Plaintiff _____ Defendant _____

Filed for record the 21 day of June, A. D., 1988
at 8:12 o'clock a M., and recorded in Book 134 Page 419
Sheriff's Deeds, Madison County, Iowa, Records.

Mary E. Welch Recorder.
Shirley H. Henry Deputy

Entered for taxation the 21 day of June, 1988
Jean Welch Auditor.
Becky McDonald Clerk
Deputy.

Fees \$ 10.00

Ed Skinner
204 - 8TH St SE
Box 367, Altona 5009