

THIS INDENTURE, Made the 11th day of July, 1988, by and between Paul D. Welch, Sheriff of Madison County, Iowa, of the first part, and Union State Bank of Winterset 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 25th 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 16th day of February, A. D., 1987 in favor of Union State Bank of Winterset and against D. Duane Lauer; United State of America, acting on behalf of the Farmers Home Administration; Madison County Soil

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1988 JUL 12 AM 11:56

MARY E. WELTY
RECORDER

MADISON COUNTY, IOWA

Fee \$10.00, Trans \$10.00

for the sum of Fourteen thousand five hundred ninety-seven dollars and nineteen cents Dollars (\$14,597.19) debt, costs, interest and accruing costs, the said Paul D. Welch, Sheriff, as aforesaid, did on the 25th day of February, A. D., 1987, levy on the real estate hereinafter described, as the property of said D. Duane Lauer, 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 27th 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 Hal Chase

for the sum of Eighteen thousand Seven hundred 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:

Sheriff's Certificate having been assigned transferred and conveyed unto the United States of America, acting through Farmers Home Administration, United States Department of Agriculture, his successors and assigns on the 27th day of April, 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 Eighteen thousand Seven hundred dollars and no cents Dollars (\$18,700.00) 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 United States of America, acting through Farmers Home Administration, United States Department of Agriculture 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):

Parcel No. 1: All that part of the North Half (N 1/2) of the Southeast Quarter (SE 1/4) and the Southeast Quarter (SE 1/4) of Section 17 lying East of the Center line of the channel of Grand River, all in Township 74 North, Range 29, West of the 5th P.M., Madison County, Iowa, and The West Sixty (60) acres of the South Half (S 1/2) of the Southwest Quarter (SW 1/4) all in Section 16, Township 74 North, Range 29, West of the 5th P.M., Madison County, Iowa.

Parcel No. 2: The Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) in Section 16, Township 74 North, Range 29, West of the 5th P.M., in Madison County, Iowa.

Parcel No. 3: The North Half (N 1/2) of the Southeast Quarter (SE 1/4) in Section 16, Township 74 North, Range 29, West of the 5th P.M., in Madison County, Iowa.

Said sale recorded in Sale Book 2 Page 47 Case No. 22814 Docket No. 11 Page No. 178

TO HAVE AND TO HOLD the said real estate, with all the appurtenances thereto belonging to the said United States of America, acting through Farmers Home Administration, United States Department of Agriculture 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 11th day of July, 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 11th day of July, 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 ~~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 8275. 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 8276. 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 PAUL D. WELCH County MADISON TO UNITED STATES OF AMERICA, ACTING THROUGH FARMERS HOME ADMINISTRATION, UNITED STATES DEPARTMENT OF AGRICULTURE Plaintiff UNION STATE BANK vs. D. DUANE LAUER Defendant Filed for record the 12 day of July, A. D., 1988 at 11:56 o'clock A. M., and recorded in Book 127 Page 493 Sheriff's Deeds, Madison County, Iowa, Records. *Mary E. Welch* Recorder. Entered for taxation the 12 day of July, 1988 *Paul D. Welch* Auditor. Fees \$ 10.00 Deputy.

Box 231 - J.A.A. Winterset