

THIS INDENTURE, Made the 26th day of July, 1988, by and between Paul D. Welch, Sheriff of Madison County, Iowa, of the first part, and United Federal Savings Bank of Iowa

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 1st 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 29th day of February, A. D., 1988 in favor of United Federal Savings Bank of Iowa and against Larry E. Ellingson, Sharon A. Ellingson, Farmers & Merchants State Bank, Terry L. Housman and Teena L. Housman

COMPUTER

REC. REC. PAGE

FILED NO. 400 BOOK 54 PAGE 439

1988 AUG-22 PM 3:02

MARY E. WELTY RECORDER MADISON COUNTY IOWA

Fee \$10.00, Trans. \$5.00

for the sum of Forty-nine thousand two hundred eighty-two dollars and ninety nine cents Dollars

(\$49,282.99) debt, costs, interest and accruing costs, the said Paul D. Welch, Sheriff, as aforesaid, did on the 2nd day of March, A. D., 1988, levy on the real estate hereinafter described, as the property of said Larry E. Ellingson, Sharon A. Ellingson, 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 8th 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 United Federal Savings Bank of Iowa

for the sum of Fifty-three thousand three hundred fifty-five dollars and sixty-two 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 Fifty-three thousand three hundred fifty-five dollars and sixty-two cents Dollars (\$53,355.62) 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 Federal Savings Bank of Iowa 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):

Lot Nine (9) in Block Two (2) of Danforth's Second Addition to the Town of Winterset, Madison County, Iowa.

Said sale recorded in Sale Book 2 Page 60 Case No. 22908 Docket No. 11 Page No. 259

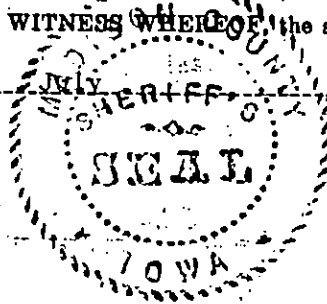
TO HAVE AND TO HOLD the said real estate, with all the appurtenances thereto belonging to the said

United Federal Savings Bank of Iowa

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

July, 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 26th 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

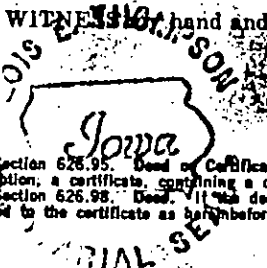
~~Deputy~~ Sheriff of Madison County, Iowa, to me personally known to be the identical person whose

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 ~~for said~~ ~~County~~ ~~and~~ ~~State~~ ~~of~~ ~~Iowa~~ ~~and~~ ~~acknowledged~~ ~~the~~ ~~execution~~ ~~thereof~~ ~~for~~ ~~the~~ ~~purpose~~ ~~of~~ ~~the~~ ~~deed~~ ~~in~~ ~~question~~

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



Lois E. Thompson
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.

400

Sheriff's Deed

PAUL D. WELCH
Sheriff of MADISON County

TO
UNITED FEDERAL SAVINGS BANK OF IOWA

UNITED FEDERAL SAVINGS BANK OF IOWA Plaintiff

vs.

LARRY E. ELLINGSON, SHARON A. ELLINGSON, FARMERS & MERCHANTS STATE BANK, TERRY L. HOUSMAN AND TEENA L. HOUSMAN Defendant

Filed for record the 22 day of August, A. D., 1988 at 5:22 o'clock P. M., and recorded in Book 54, Page 439 Sheriff's Deeds, Madison County, Iowa, Records.

Mary E. Welch
Fee 40.00
Recorder.

Entered for taxation the 22 day of August, 1988
Joan Welch
Auditor.

Ricky McDonald
Deputy.

Fees \$ 5.00

Eric Burmeister
1.1.11. + Atty
see case