

THIS INDENTURE, Made the 18th day of May, 1989, by and between Paul D. Welch, Sheriff of Madison County, Iowa, of the first part, and Western Securities Company 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 18th 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 14th day of March, A. D., 1988 in favor of Western Securities Company and against Michael Dennis Mitchell; American Family Ins. Group; Laverne L. Cheely d/b/a AAA's Diversified Services

COMPUTER

Compared

FILED NO. 2315

BOOK 125 PAGE 599

89 MAY 24 AM 11:05

MARY E. WELTY
RECORDER

MADISON COUNTY, IOWA

Fee \$10.00

Transfer \$5.00

for the sum of Twenty three Thousand One hundred forty-eight dollars and thirteen cents Dollars

(\$ 23,148.13) debt, costs, interest and accruing costs, the said Paul D. Welch, Sheriff, as aforesaid, did on the 28th day of March, A. D., 1988, levy on the real estate hereinafter described, as the property of said Michael Dennis Mitchell, 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 29th 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 Western Securities Company

for the sum of Fifteen thousand four hundred thirty-one dollars & seventy-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:

NOW, THEREFORE, THIS INDENTURE WITNESSETH, That in consideration of the premises and of the said sum of Fifteen thousand four hundred thirty-one dollars & seventy-one cents Dollars (\$ 15,431.71) 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 Western Securities Company 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 North 50.76 rods of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirteen (13) in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa,

Said sale recorded in Sale Book 2 Page 62 Case No. 22867 Docket No. 11 Page No. 264

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

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 18th day of May, A. D., 1989.



Paul D. Welch, Sheriff
Sheriff of Madison County, Iowa.

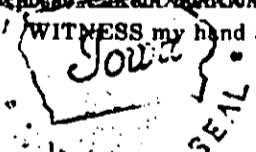
By _____, Deputy

STATE OF IOWA, Madison COUNTY, ss.

BE IT REMEMBERED, That on this 18th day of May, A. D., 1989, before Lois E. Thompson, a Notary Public in and for Madison

County, State of Iowa, personally appeared 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, State of Iowa, and acknowledged the execution thereof to be the act and deed of the Sheriff of Madison County, Iowa.

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



Lois E. Thompson
Notary Public in and for Madison County, Iowa.

Section 425.1, 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

PAUL D. WELCH
County
SHERIFF OF MADISON TO
WESTERN SECURITIES COMPANY

WESTERN SECURITIES COMPANY, Plaintiff
vs.
MICHAEL DENNIS MITCHELL; AMERICAN FAMILY INS. GROUP; LAVERNE L. CHEELEY a/b/a AAA's DIVERSIFIED SERVICES, Defendant

Filed for record the 24 day of May, A. D., 1989
at 11:05 A M., and recorded in Book 125, Page 599
Sheriff's Deeds, Madison County, Iowa, Records.

Paul D. Welch
Recorder.
Fee \$10.00

Entered for taxation the 24 day of May, 1989
Paul D. Welch Auditor.
C. Spira Deputy.
Fees \$ 5.00

Sharon Harrison
620 Liberty Bldg.
of m 50309d