

THIS INDENTURE, Made the 13th day of December, 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 execution directed to Paul D. Welch, then acting Sheriff of Madison County, Iowa, dated the 14th day of April, 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 28th day of March, A. D., 1988 in favor of United Federal Savings Bank of Iowa and against Ronald E. Tolley and Sherry A. Tolley

Compared

COMPUTER

FILED NO. 1222 BOOK 54 PAGE 636

1988 DEC 19 AM 8:44

IND. REC. PAGE

MARY E. WELTY RECORDER MADISON COUNTY, IOWA

Fee \$10.00, Trans \$5.00

for the sum of Fifty nine thousand eight hundred twelve dollars and fourteen cents Dollars

(\$59,812.14) debt, costs, interest and accruing costs, the said Paul D. Welch Sheriff, as aforesaid, did on the 15th day of April, A. D., 1988, levy on the real estate hereinafter described, as the property of said Ronald E. Tolley and Sherry A. Tolley, 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 3rd day of June, 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 Seventy three thousand one hundred thirty-two dollars and forty-seven 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 What in consideration of the premises and of the said sum of Seventy three thousand one hundred thirty-two dollars and forty-seven cents (\$73,132.47) 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 ONE (1) IN BLOCK SEVENTEEN (17) OF WEST ADDITION TO THE CITY OF WINTERSSET, MADISON COUNTY, IOWA

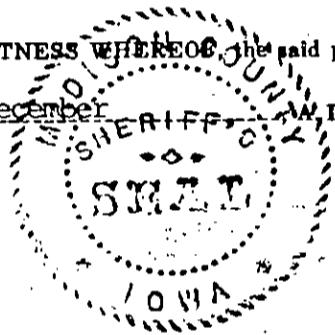
Said sale recorded in Sale Book 2 Page 67 Case No. 22952 Docket No. 11 Page No. 272

TO HAVE AND TO HOLD the said real estate, with all the appurtenances thereto ~~belonging~~ 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 13th day of December, 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 13th day of December, 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 and by the County, that he executed voluntarily, done and executed for the purposes therein mentioned~~

WITNESS 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.

### Sheriff's Deed

PAUL D. WELCH	County
Sheriff of MADISON	TO
UNITED FEDERAL SAVINGS BANK OF IOWA	
UNITED FEDERAL SAVINGS BANK OF IOWA	Plaintiff
vs.	
RONALD E. TOLLEY and	
SHERRY A. TOLLEY	Defendant
Filed for record the <u>19</u> day of <u>December</u> , A. D., 19 <u>88</u>	
at <u>8:44</u> o'clock <u>A</u> M., and recorded	
in Book <u>54</u> Page <u>636</u>	
Sheriff's Deeds, <u>Madison</u>	
County, Iowa, Records.	
<i>Mary E. Welch</i>	Recorder.
Entered for taxation the <u>19</u> day of <u>December</u> , 19 <u>88</u>	
<u>Joan Welch</u>	Auditor.
<u>Bobby McDonald</u>	Deputy.
Fees \$ <u>5.00</u>	

*envelope for mailing*