

SHERIFF'S DEED

IMMEDIATE REDEMPTION DECEMBER 2, 1988

Iowa Official Form 485

DBB

THIS INDENTURE, Made the 2nd day of December, 1988, by and between Paul D. Welch, Sheriff of Madison County, Iowa, of the first part, and United Federal Savings and Loan Association of Des Moines, n/k/a 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 21st day of October, 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 21st day of October, A. D., 1988 in favor of United Federal Savings and Loan Association of Des Moines, n/k/a United Federal Savings Bank of Iowa and against Fred Franklin; Lorie Franklin; DLB Corp., David D. Riddle, Sr. and

Patricia L. Riddle

Compared

FILED NO. 1235
 BOOK 125 PAGE 138
 1988 DEC 20 AM 10:13

IND.
 REC.
 PAGE

MARY E. WELTY
 RECORDER
 MADISON COUNTY, IOWA

Fee \$10.00
 Transfer \$5.00

for the sum of Thirty five thousand eight hundred ninety-seven dollars & seventy-nine cents Dollars

(\$35,897.79) debt, costs, interest and accruing costs, the said Paul D. Welch, Sheriff, as aforesaid, did on the 24th day of October, A. D., 1988, levy on the real estate hereinafter described, as the property of said Fred Franklin; Lorie Franklin, 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 2nd day of December, 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 and Loan Association of Des Moines n/k/a United Federal Savings Bank of Iowa for the sum of Twenty-one Thousand Eight Hundred Sixty-six 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:

NOW, THEREFORE, THIS INDENTURE WITNESSETH, That in consideration of the premises and of the said

sum of Twenty-one Thousand Eight Hundred Sixty-six dollars and no cents Dollars (\$ 21,866.00)

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 Federal Savings and Loan Association of Des Moines n/k/a 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 Four (4) of the Preliminary Plat of Llewellyn Subdivision a Plat of the East One-half (E½) of the Southeast Quarter of the Northeast Quarter (SE¼ NE¼) of Section Twenty-five (25), Township 75 North, Range 26 West of the 5th P. M., Madison County, Iowa, more particularly described as a Tract of land commencing at the East Quarter (E¼) corner of said Section Twenty-five, (25), thence North 339.80 Feet, thence Westerly 654.01 Feet to a point 348.30 Feet North of the South Line of the Southeast Quarter Northeast Quarter (SE¼ NE¼) Section Twenty-five (25), thence South 348.30 Feet to the South Line of the Southeast Quarter Northeast Quarter (SE¼ NE¼) Section Twenty-five (25), thence East along the South Line of the Southeast Quarter Northeast (SE¼ NE¼) Section Twenty-five (25), 654.68 Feet to point of beginning, subject to road easement along the South and East sides thereof

Said sale recorded in Sale Book 2 Page Case No. 23045 Docket No. 11 Page No.

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

United Federal Savings and Loan Association of Des Moines n/k/a 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 2nd day of December, A. D., 19 88.

Paul D. Welch
Sheriff of Madison County, Iowa.

By , Deputy

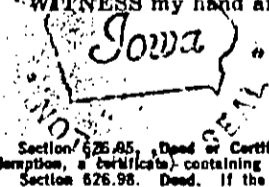
STATE OF IOWA, Madison COUNTY, ss.



BE IT REMEMBERED, that on this 2nd day of December, A. D., 19 88, 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 Madison and State of Iowa, and acknowledged the execution thereof to be the act and deed of the Sheriff ~~approved by the county board of supervisors, and executed for the party executing same~~

WITNESS my hand and seal the day and year last above written.
Lois E. Thompson
Notary Public in and for Madison County, Iowa.



Section 626.45. 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 PAUL D. WELCH Madison County
TO
United Federal Savings and Loan Association of Des Moines, n/k/a United Federal Savings Bank of Iowa
vs.
United Federal Savings and Loan Association of Des Moines, n/k/a United Federal Savings Bank of Iowa
Fred Franklin: Lorie Franklin: DLB Corp., David D. Riddle, Sr. and Patricia L. Riddle
Defendant

Filed for record the 20 day of December, A. D., 19 88
at 10:13 o'clock A M., and recorded in Book 125 Page 138
Madison
Iowa Deeds,
County, Iowa, Records.
Fee \$ 10.00

Recorder.
Entered for taxation the 20 day of December, 19 88
Jean Welch
Bessy McDonald
Auditor.
Fee \$ 5.00
Deputy.

Security abstract