

THIS INDENTURE, Made the 8th day of February, 1989, by and between Paul D. Welch, Sheriff of Madison County, Iowa, of the first part, and United Federal Savings Bank of Iowa f/k/a United Federal Savings & Loan of Des Moines 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 23rd day of June, 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 6th day of June, A. D., 1988 in favor of United Federal Savings Bank of Iowa f/k/a United Federal Savings & Loan of Des Moines and against Leila M. Woodward, William H. Woodward, Jr. a/k/a William Woodward,

Clerk of Court of Madison County, J. C. Penney Company, Inc., Montgomery Ward & Co., Inc., State of Iowa, Norwest Bank Des Moines, N.A. a/k/a Norwest Bank of Des Moines N.A. Card Service Division

1608
 Compared FILED NO. _____
 BOOK 54 PAGE 718
 1989 FEB 14 AM 10:15
 MARY E. WELTY
 RECORDER
 MADISON COUNTY, IOWA
 Fee \$10.00
 Transfer \$5.00

for the sum of Twenty one thousand three hundred sixteen dollars and fifty-six cents Dollars

(\$ 21,316.56) debt, costs, interest and accruing costs, the said Paul D. Welch, Sheriff, as aforesaid, did on the 27th day of June, A. D., 1988, levy on the real estate hereinafter described, as the property of said Leila M. Woodward, William H. Woodward, Jr. a/k/a William Woodward, 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, where the last District Court was held, and by causing two publications of said notice to be made in the Winterset Madisionian 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 5th day of August, 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 Twenty six thousand two hundred fifteen dollars and eighteen 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 six thousand two hundred fifteen dollars and eighteen cents Dollars (\$ 26,215.18) 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):

Lots Four (4) and the East Half (E 1/2) of

Lots Five (5) and Six (6) in Block One (1) of

Joseph L. Ledlie's Addition to the Town of

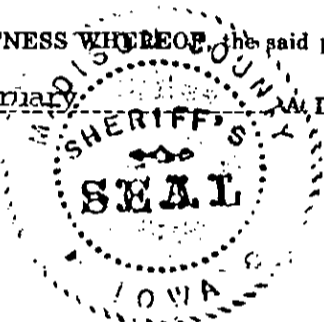
Earlham, Madison County, Iowa

Said sale recorded in Sale Book 2 Page 72 Case No. 22963 Docket No. 11 Page No. 284

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 8th day of February, A. D., 1989.



Paul D. Welch, Sheriff

Sheriff of Madison County, Iowa.

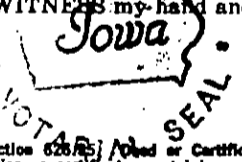
By _____, Deputy

STATE OF IOWA, Madison COUNTY, ss.

BE IT REMEMBERED, That on this 8th day of February, 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 County of Madison and State of Iowa, and acknowledged the execution thereof to be the act and deed of the Sheriff represented by him as deputy thereof appointed, authorized, authorized and executed for the purpose herein 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 628.75. 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 628.98. 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
 Sheriff of MADISON County
 TO
UNITED FEDERAL SAVINGS BANK OF IOWA
 Plaintiff

UNITED FEDERAL SAVINGS BANK OF IOWA L/K/A UNITED FEDERAL SAVINGS & LOAN OF DES MOINES
 Plaintiff

LEILA M. WOODWARD, WILLIAM H. WOODWARD, JR. a/k/a
 WILLIAM WOODWARD, CLERK OF COURT OF MADISON COUNTY,
 J. C. HENRY COMPANY, INC., MONTGOMERY WARD & CO., INC.,
 STATE OF IOWA, NORWEST BANK DES MOINES, N.A. a/k/a
 NORWEST BANK DES MOINES, N.A. CARD SERVICE DIVISION
 Defendant

Filed for record the 14 day of February, A. D., 1989
 at 10:15 o'clock A. M., and recorded
 in Book 54, Page 718
 Sheriff's Deeds,
 County, Iowa, Records.

Lois E. Thompson
 Recorder:
 Fee \$ 10.00 *Shirley S. Heston*
 Entered for taxation the 14 day of February, 1989
Dean Welch
 Auditor.
Becky McDonald
 Deputy.
 Fees \$ 5.00
see envelope handle