

THIS INDENTURE, Made the 29th day of June, 1989, by and between Paul D. Welch, Sheriff of Madison County, Iowa, of the first part, and William P. Weir, Trustee

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 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 13th day of April, A. D., 1988 in favor of William P. Weir, Trustee and against Hal S. Sweeney; Shirley E. Sweeney; a/k/a E. Shirley Sweeney; Max Holmes United States of America Acting Through The United States Dept. of Agriculture, Farmers Home Administration and Madison County, Iowa

COMPUTER FILED NO. 86

BOOK 125 PAGE 712

Compared 89 JUL 18 AM 10:35

IND. REC. PAGE MARY E. WELTY RECORDER MADISON COUNTY, IOWA

Fee \$10.00 Transfer \$5.00

for the sum of Three hundred forty-three thousand Six hundred eighty-eight dollars & sixty-six cents Dollars

(\$ 343,688.66) debt, costs, interest and accruing costs, the said Paul D. Welch Sheriff, as aforesaid, did on the 18th day of April, A. D., 1988, levy on the real estate hereinafter described, as the property of said Hal S. Sweeney; Shirley E. Sweeney; a/k/a E. Shirley Sweeney, 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 20th day of May, 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 William P. Weir, Trustee

for the sum of Forty-eight thousand 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:

Sheriff's Certificate having been assigned, transferred and conveyed unto The Sweeney Company, a Texas Corporation, with it's principal place of business in Fort Worth, Tarrant County, Texas on May 31, 1988, as per Assignment now on file in the office of the Madison County Sheriff, Winterset, Iowa

NOW, THEREFORE, THIS INDENTURE WITNESSETH, That in consideration of the premises and of the said sum of Forty-eight thousand dollars and no cents Dollars (\$ 48,000.00) 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 The Sweeney 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):

TRACT 3

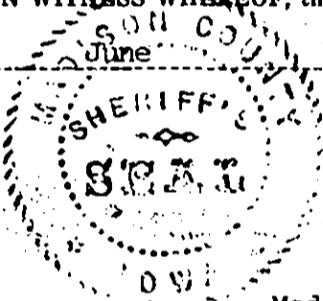
The North Fractional One Half of the Northwest Quarter of Section 2, Township Seventy-four North, Range Twenty-six, West of the 5th P.M., Madison County, Iowa.

Said sale recorded in Sale Book 2 Page 66 Case No. 22981 Docket No. 11 Page No. 269

TO HAVE AND TO HOLD the said real estate, with all the appurtenances thereto belonging to the said The Sweeney 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 29th day of June, A. D., 1989.



Paul D. Welch

Sheriff of Madison County, Iowa.

By _____, Deputy

STATE OF IOWA, Madison COUNTY, ss.

BE IT REMEMBERED, That on this 29th day of June, A. D., 1989, 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 presently in office as deputy thereto appointed, 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 626.96. 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 THE SWEENEY COMPANY WILLIAM P. WEIR, TRUSTEE Plaintiff HAL S. SWEENEY; SHIRLEY E. SWEENEY; a/k/a E. SHIRLEY SWEENEY; MAX HOLMES, UNITED STATES OF AMERICA ACTING THROUGH THE UNITED STATES DEPT. OF AGRICULTURE, FARMERS HOME ADMINISTRATION AND MADISON COUNTY, IOWA Defendant Filed for record the 18 day of July, A. D., 1989 at 10:35 o'clock P.M., and recorded in Book 125, Page 712 Sheriff's Deeds, Madison County, Iowa, Records. Fee 10.00 Entered for taxation the 18 day of July, 1989 Mary E. Wepelty Recorder. Shirley H. Henry Deputy Recorder. Jean Welch Auditor. Becky McDonald Deputy. Fees \$ 5.00