

BK: 2016 PG: 703
Recorded: 3/24/2016 at 12:50:38.0 PM
Fee Amount: \$17.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

Sheriff's Deed
Recorder's Cover Sheet

Preparer Information:

Linda L. Barker
1012 N. John Wayne Drive
Winterset, IA 50273

Taxpayer Information:

Northwest Bank
Attn: Michelle Yeagar
PO Box 80
Spencer, IA 51301

Return Address:

Goosmann Law Firm, PLC
20 West 6th Street, Suite 102
P.O. Box 1163
Spencer, IA 51301

Grantor: Madison County Sheriff

Grantee: Northwest Bank

Legal Description:

See Page 2

Preparer Information Linda L. Barker 1012 N. John Wayne Drive Winterset, Ia 50273 (515) 462-3575
Name Street Address City, State, Zip Phone Number
E-FILED 2016 MAR 18 2:00 PM MADISON CLERK OF DISTRICT COURT

Address Tax Statement: Northwest Bank Attn: Michelle Yeagar, P.O. Box 80, Spencer, IA 51301
Name Street Address City, State, Zip

Return Address _____

SHERIFF'S DEED

In Consideration of \$160,000.00 heretofore paid, I, JASON BARNES Sheriff of MADISON County, Iowa, do hereby sell and convey unto NORTHWEST BANK the following described property in MADISON COUNTY, Iowa

A part of the South Half (S 1/2) of the Northeast Quarter (1/4) of Section Two (2), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, lying North and West of county highway G-4-R and described as follows: Commencing at the Southwest corner of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Two (2); thence South 89° 06' 16" West, 314.05 feet to a point on the centerline of county highway G-4-R; thence along the centerline of said highway northeasterly along a curve concave southeasterly whose radius is 1910.00 feet, whose length is 13.22 feet, and whose chord bears North 38° 02' 10" East, 13.22 feet to the point of beginning, thence North 51° 45' 55" West, 50.00 feet to a point on the Northwesterly right-of-way line of said county highway; thence North 90° 00' 00" West 50.00 feet; thence North 0° 00' 00" East 516.08 feet; thence North 90° 00' 00" East, 401.99 feet; thence South 0° 00' 00" East, 110 feet; thence South 46° 36' 35" East, 65.24 feet to a point being on the centerline of said county highway; thence along the centerline of said highway South 43° 23' 25" West, 360.78 feet; thence continuing along the centerline of said highway southwesterly along a curve concave southeasterly, whose radius is 1,910.00 feet, whose length is 171.86 feet, and whose chord bears thence South 40° 48' 45" West, 171.80 feet to the point of beginning and containing 3.8021 acres, more or less

Upon the expiration of the redemption period (no redemption having been made) this Deed is given upon surrender of the Sheriff's Certificate of Purchase, the same having been issued on _____, in cause number EQCV034284

Plaintiff NORTHWEST BANK
VS
Defendant DAVID P RENTZ, PENNI M RENTZ, PETIT, INC., JOHN DOE & JANE DOE & PARTIES IN OCCUPATION &/ OR POSSESSION

On _____ Sheriff's Certificate of Purchase was assigned to:

No Redemption

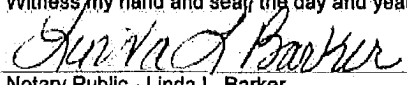


JASON BARNES, Sheriff of MADISON County, Iowa

State of Iowa
ss.
Madison County

On this 16th day of March, 2016 before me a Notary Public in and for said county, personally appeared JASON BARNES, Sheriff of said County, to me personally known to be the identical person whose name is subscribed to the foregoing deed as grantor, and acknowledged the execution thereof to be his voluntary act and deed as said Sheriff, for the purposes therein named

Shilpa

Witness my hand and seal, the day and year last above written


Notary Public - Linda L. Barker