



Document 2021 1692

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

Prepared by: LINDA BARKER 1012 N John Wayne Dr, Box 517, Winterset, IA 50273 (515) 462-3575
Tax Statement: GREG AND BETSY BREEDING, 510 E SOUTH ST, WINTERSET, IA 50273
Return To: BRETT T OSBORN, ABBOTT OSBORN JACOBS PLC, 974 73RD STREET STE 16, WEST DES MOINES, IA 50265

SHERIFF'S DEED

In consideration of \$ 142,000.00 heretofore paid, I JASON BARNES, SHERIFF
of MADISON COUNTY, Iowa, do hereby sell and convey unto:

GREG AND BETSY BREEDING

the following described property in MADISON County, Iowa:

A TRACT OF LAND COMMENCING AT A POINT 156 FEET WEST OF THE NORTHEAST CORNER OF OUTLOT TEN (10) OF LOUGHRIDGE AND CASSIDAY'S ADDITION TO THE TOWN OF WINTERSET, MADISON COUNTY, IOWA THENCE CONTINUING WEST 107.70 FEET OF THE NORTHWEST CORNER OF SAID OUTLOT TEN (10), THENCE SOUTH 266.20 FEET OF THE SOUTHWEST CORNER OF SAID OUTLOT TEN (10), THENCE EAST 106.7 FEET, THENCE NORTH 266.20 FEET TO THE POINT OF BEGINNING. AKA PARCEL "A", A PART OF OUTLOT TEN (10) OF LOUGHRIDGE AND CASSIDAY'S ADDITION TO THE CITY OF WINTERSET, MADISON COUNTY, IOWA, CONTAINING 0.654 ACRES, AS AS SHOWN IN PLAT OF SURVEY FILED IN BOOK 2, PAGE 201 ON FEBRUARY 28, 1994, IN THE OFFICE OF THE RECORDER OF MADISON COUNTY, IOWA.

See Attached Sheet (s) for further description

Upon the expiration of the redemption period (no redemption having been made) this Deed is given upon the surrender of the Sheriff's Certificate of Purchase, the same having been issued on N/A

In Case Number EQCV035122

FARMERS & MERCHANTS STATE BANK

VS

BARBARA J JENEARY; PARTIES IN POSSESSION; TOMAS M JENEARY; SCOTT A JENEARY; DEBORAH L BERGSTROM; MIDLAND FUNDING, LLC FIRST NATIONAL BANK OF OMAHA; CAPITAL ONE BANK (USA), N.A.; JAMES D ELLIOTT AND GUARDIAN AND CONSERVATOR OF DEBRA L BERGSTROM



Date 04/20/2021

[Signature]
JASON BARNES, SHERIFF

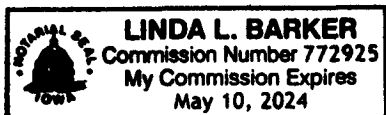
DOV and transfer tax exempt under Iowa Code Section 428A.2(19) EXEMPTION #19

STATE OF IOWA }
MADISON COUNTY } ss.

On April 20, 2021 before me, a Notary Public in and for said County, personally appeared JASON BARNES, SHERIFF

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 for the purposes therein named.

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



[Signature]
Notary Public in and for the State of Iowa