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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Commitment Number: TS-1502-7284
Seller's Loan Number: 0151133402

This instrument prepared by:
Nicholaus M. Ginali
947 N. Plum Grove Rd., Schaumburg, IL 60173
PH: 847-517-4310

Address Tax Statement to:
Jason Carlson and Rachel Carlson f.k.a. Rachel Niles
313 Cherry St., West Union, IA 52175

After Recording Return To:
Jason Carlson and Rachel Carlson f.k.a. Rachel Niles
313 Cherry St., West Union, IA 52175

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
630-28-32-058-00

SPECIAL/LIMITED WARRANTY DEED

HSBC Bank USA National Association as Trustee for Wells Fargo Home Equity Asset-Backed Securities 2006-I Trust Home Equity Asset-Backed Certificates Series 2006-1, whose mailing address is **8480 Stagecoach Circle, Frederick, MD 21701** hereinafter grantor, for **Seventy-Seven Thousand Five Hundred and 00/100 Dollars ($77,500.00)** in consideration paid, grants with covenants of limited warranty to **Jason Carlson and Rachel Carlson f.k.a. Rachel Niles,** as Joint Tenants with the Right of Survivorship, hereinafter grantee, whose tax mailing address 313 Cherry St., West Union, IA 52175 the following real property:

LOT SEVEN (7) OF THE SUBDIVISION OF LOTS ONE HUNDRED SIXTEEN (116) AND ONE HUNDRED SEVENTEEN (117) IN THE TOWN OF MANCHESTER, IOWA AND OF LOTS ONE (1) AND TWO (2) IN IOWA LAND COMPANY'S ADDITION TO MANCHESTER, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 1 PLATS, PAGE 114 IN DELAWARE COUNTY, IOWA

Property Address is: **728 East Main Street, Manchester, IA 52057**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **BK 2014, PG 2458**

Executed by the undersigned on May 26th, 2015:

HSBC Bank USA National Association as Trustee for Wells Fargo Home Equity Asset-Backed Securities 2006-1 Trust Home Equity Asset-Backed Certificates Series 2006-1 by Wells Fargo Bank NA as Attorney in Fact

By: Janene K. Brennan

Name: JANENE K. BRENNAN
Vice President Loan Documentation

Its: _____

State of Iowa

County Dallas

On this 26 day of May, A.D., 2015, before me, a Notary Public in and for said county, personally appeared Janene K Brennan, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VPLD (title) of said Wells Fargo Bank, N.A. as attorney in fact for **HSBC Bank USA National Association as Trustee for Wells Fargo Home Equity Asset-Backed Securities 2006-1 Trust Home Equity Asset-Backed Certificates Series 2006-1**, by authority of its board of (directors or trustees) and the said(officer's name) Janene K Brennan acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

Vanhaaften (Signature)

Notary Public

(Stamp or Seal)

NOTARIAL SEAL IOWA
LISA A VANHAAFTEN
Commission Number 757705
My Commission Expires
May 30, 2018