Entered for taxation 24th day
of August AD 2016
Carla K. Becker Auditor
By R. Hildebrand Deputy

Recorded: 8/23/2016 at 11:48:55.0 AM
Fee Amount: $22.00
Revenue Tax: $31.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2016 PG: 2234
REV #318 DOV #314

Commitment Number: 16327889

This instrument prepared by:
Jay A. Rosenberg, Attorney at Law, (Iowa Bar Number AT0012626) 3805 Edwards Road, Suite 550, Cincinnati, OHIO 45209 Commitment Number: 16327889

Address Tax Statement To:
Terri J. Thompson
506 5th Street NW, Independence, IA 50644

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER

000630294501400

SPECIAL/LIMITED WARRANTY DEED

Wells Fargo Bank, N.A., whose mailing address is **8480 Stagecoach Circle, Frederick, MD 21701**, hereinafter grantor, for **$20,000.00 (Twenty Thousand Dollars and Zero Cents)** in consideration paid, grants with covenants of limited warranty to **Terri J. Thompson**, hereinafter grantee, whose tax mailing address is **506 5th Street NW, Independence, IA 50644**, the following real property:

THE NORTH FIFTY NINE (59) FEET OF LOT FIFTY THREE AND ONE-HALF (53 1/2) AND THE NORTH FIFTY NONE (59) FEET OF THE WEST SEVEN (7) FEET OF LOT FIFTY FOUR (54), IN THE TOWN OF BURRINGTON, DELAWARE COUNTY, IOWA, NOW THE INCORPORATED CITY OF MANCHESTER, IOWA, ACCORDING TO THE PLAT RECORDED IN BOOK F.L.D., PAGE 373-375 AND BOOK H.L.D., PAGES 186-188, INCLUDING EASEMENT OVER EAST FIVE (5.0) FEET OF WEST TWELVE (12.0) FEET OF NORTH FIFTY NINE (59.0) FEET OF SAID LOT FIFTY FOUR (54) EXPECTING AND RESERVING THE EASEMENT AS RECORDED IN BOOK 4, PAGE 405, SITUATED IN DELAWARE COUNTY AND STATE OF IOWA.

Property Address is: **601 E Butler 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: **Official Records Book 2016, Page 567**

Executed by the undersigned on July 7th, 2016:

Wells Fargo Bank, N.A.

By: _____

07/07/16

Name: Lindsay Doran

Vice President Loan Documentation

Its: _____

State of Iowa)
) ss.
County Dallas)

On this 7 day of July, A.D., 2016, before me, a Notary Public in and for said county, personally appeared Leesh Dorn, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VP (title) of said Wells Fargo Bank, N.A., by authority of its board of (directors or trustees) and the said (officer's name) Leesh Dorn acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

_____ (Signature) (Stamp or Seal)
Notary Public

KENNETH L. KIGER
Commission Number 755524
My Commission Expires
October 29, 2017

{ 0472110048E / 601 E Butler St}

220-IA-V1