Entered for taxation 19th day
of April AD 2017
Cindy Baker, Auditor
By [illegible] Deputy

Book 2017 Page 1068

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Date 4/19/2017 Time 11:09:48AM
Rec Amt $22.00 Aud Amt $5.00
Rev Transfer Tax $112.00
Rev Stamp# 144 DOV# 141

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Eo
Citizens State Bank
117 W 1st St
Monticello IA 52310

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
690000207500

SPECIAL/LIMITED WARRANTY DEED

JPMORGAN CHASE BANK NATIONAL ASSOCIATION, whose mailing address is **3415 Vision Drive, Columbus, OH 43219-6009**, hereinafter grantor, for **$70,100.00 (Seventy Thousand One Hundred Dollars and Zero Cents)**, in consideration paid, conveys to **WADE FELDMANN**, hereinafter grantees, whose tax mailing address is **600 South St, Ryan IA 52330**, the real property described on Exhibit A and known as **524 UNION ST, RYAN, IA 52330.**

Grantor does hereby covenant with Grantee and successors in interest to warrant and defend the real estate against the lawful claims of all persons claiming by, through or under Grantor, except as may be above stated.

Grantor 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 Grantor acquired title.

This conveyance is made subject to all matters set forth on Exhibit B.

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 grantees forever.

5020 ptl

Prior instrument reference: **Official Records Dated 12/13/16 in Book 2016, Page 3472**

Executed by the undersigned on April 4, 2017:

GRANTOR:

JPMORGAN CHASE BANK NATIONAL ASSOCIATION

By: Pat Liston

Name: Pat Liston 4-4-17

Title: Vice President

STATE OF OHIO
COUNTY OF Franklin

The foregoing instrument was acknowledged before me on April 4, 2017 by Pat Liston its Vice President on behalf of **JPMORGAN CHASE BANK NATIONAL ASSOCIATION**, who is personally known to me or has produced ——— as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

Jeffrey Zahorujko

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

JEFFREY ZAHORUJKO - NOTARY PUBLIC
COMM EXP: NOV 16, 2021
STATE OF OHIO

5020 ptl

Exhibit A
Legal Description

LOT THREE (3) KEEGAN'S SUBDIVISION TO RYAN, IOWA, SAID PARCEL BEING A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION THIRTEEN (13), TOWNSHIP EIGHTY-SEVEN (87) NORTH, RANGE SIX (6), WEST OF THE FIFTH PRINCIPAL MERIDIAN.

Also described as:

LOT THREE (3) OF KEEGAN'S SUBDIVISION TO RYAN, IOWA, SAME BEING A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION THIRTEEN (13), TOWNSHIP EIGHTY SEVEN (87) NORTH, RANGE SIX (6), WEST OF THE FIFTH P.M., ACCORDING TO PLAT RECORDED IN BOOK 2 PLATS, PAGE 162.

5020 pt1

Exhibit B
Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;

2. Matters that would be shown by an accurate survey and inspection of the property;

3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;

4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);

5. All roads and legal highways;

6. Rights of parties in possession (if any); and

7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.