Book 2017 Page 3584

Document 2017 3584 Type 03 001 Pages 3
Date 12/28/2017 Time 2:12:34PM
Rec Amt $17.00 Aud Amt $5.00
Rev Transfer Tax $84.00
Rev Stamp# 528 DOV# 535

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 27th day of December AD 2017
Calah Backer, Auditor
By P. McDonald, Deputy

Title Services Corp
603 Commercial St.
Waterloo IA 50701

SPECIAL WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 105
Recorder's Cover Sheet

Preparer Information:
Charles P. Augustine, BL000015141, Klatt Law Firm, P.C., 531 Commercial St., Ste 250, Waterloo, IA 50701, Phone: (319) 232-3304

Taxpayer Information:
William M. Kraus and Kathy S. Kraus, 3119 Hwy 38, Hopkinton, IA 52234

Return Document To:
William M. Kraus and Kathy S. Kraus, 3119 Hwy 38, Hopkinton, IA 52234

Grantors:
Wilmington Savings Fund Society FSB as Trustee for Stanwich Mortgage Loan Trust A

Grantees:
William M. Kraus and Kathy S. Kraus

Legal Description: See Page 2

TSC#171690

PCit BK2017 Pg 3396

SPECIAL WARRANTY DEED

For the consideration of **One and no/100---------- Dollar(s)** and other valuable consideration **Wilmington Savings Fund Society FSB as Trustee for Stanwich Mortgage Loan Trust A,** does hereby Convey to **William M. Kraus and Kathy S. Kraus, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common,** the following described real estate in **Delaware County**, Iowa:

The West One Third (W 1/3) of Lot Two (2), Burrington's Addition to Manchester, Iowa, according to Plat recorded in Book I, L.D., Page 245, except the North Ninety (90.0) feet thereof.

Subject to easements, restrictions, covenants, ordinances and limited access provisions of record.

Grantor does Hereby Covenant with Grantees and successors in interest to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under it, except as may be above stated, and none other.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: November 28, 2017

Wilmington Savings Fund Society FSB as Trustee for Stanwich Mortgage Loan Trust A

By: _____
of Carrington Mortgage Services, LLC, as attorney in fact

Scott Hazen
REO Manager
By: ~~Carrington Mortgage Services, LLC, Attorney~~ in Fact

STATE OF CALIFORNIA, COUNTY OF _____, ss:

This instrument was acknowledged before me on this ____ day of _____, 2017, by _____ as _____ of Carrington Mortgage Services, LLC, as attorney in fact for Wilmington Savings Fund Society FSB as Trustee for Stanwich Mortgage Loan Trust A.

See Attached
_____
, Notary Public

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange)

On November 28, 2017 before me, Cecilia E Alonso / Notary Public
(insert name and title of the officer)

personally appeared Scott Hazen,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ **(Seal)**

CECILIA E ALONSO
Notary Public - California
Orange County
Commission # 2206095
My Comm. Expires Jul 20, 2021