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Carla Becker, Auditor
By D. Hildebrand, Deputy

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Rev Transfer Tax $52.00
Rev Stamp# 121 DOV# 135

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Commitment Number: File No. 1
Seller's Loan Number: 0534596267B

This instrument prepared by:
BCHH, Inc.
181 Montour Run Road
Coraopolis, PA 15108

Address Tax Statement to:
Cory A. Helmrichs
129 W Howard St
Manchester, IA 52057

After Recording Return To:
Cory A. Helmrichs
129 W Howard St
Manchester, IA 52057

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER

630293303400

SPECIAL/LIMITED WARRANTY DEED

HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR NOMURA ASSET ACCEPTANCE CORPORATION, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AF2, whose mailing address is **c/o Wells Fargo Bank, N.A., 8480 Stagecoach Circle, Frederick, MD 21701**, hereinafter grantor, for **$33,000.00** in consideration paid, grants with covenants of limited warranty to **Cory A. Helmrichs, a single person**, hereinafter grantee, whose tax mailing address is **811 E Butler St, Manchester, IA 52057**, the following real property:

THE WEST FIFTY (50) FEET OF LOT SEVENTEEN (17), BLOCK ONE (1), TOOGOOD & BETHEL'S SUBDIVISION OF NORTH PART OF LOT 1 OF IOWA LAND COMPANY'S SUBDIVISION OF PART OF MANCHESTER, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 1 PLATS, PAGE 9

Property Address is: **129 W Howard St, 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: 2017 PG: 3424**

Executed by the undersigned on April 3, 2018:

HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR NOMURA ASSET ACCEPTANCE CORPORATION, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AF2
By Wells Fargo Bank, N.A., as Its Attorney in Fact

By: Abbigail S. Wambold

Name: Abbigail S. Wambold
Vice President Loan Documentation

Its: April 3, 2018

PAS Number: 0534596267
220-IA-V1

State of Iowa

County Dallas

On this 3rd day of April, A.D., 2018, before me, a Notary Public in and for said county, personally appeared Abigail S. Wambold, 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 NOMURA ASSET ACCEPTANCE CORPORATION, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AF2**, by authority of its board of (directors or trustees) and the said(officer's name) Abigail S. Wambold 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

NOTARIAL SEAL IOWA
ALAN BANKS
Commission Number 793019
My Commission Expires
November 3, 2018

PAS Number: 0534596267
220-IA-V1