Recorded: 10/2/2019 at 2:35:45.0 PM
County Recording Fee: $22.00
Iowa E-Filing Fee: $3.00
Combined Fee: $25.00
Revenue Tax: $51.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2019 PG: 2740

Prepared by:
Dean Hoag, Jr., Attorney at Law
3600 Army Post Road, Suite 300
Des Moines IA 50321
(515) 244-6119

Address Tax Statements To: Kyle Schmidt, 600 East Fayette Street, Manchester, IA 52057

Return to:
Covius Settlement Services, LLC, 1044 Main Street, Suite 600, Kansas City, MO 64105

Tax No.: 63-29-45-025-00

SPECIAL WARRANTY DEED

FOR THE CONSIDERATION of Thirty-Two Thousand, Five Hundred and 00/100 Dollars ($32,500.00), and other valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR CWABS INC ASSET-BACKED CERTIFICATES SERIES 2003-BC2, herein referred to as "Grantor" does hereby grant, bargain, sell, convey and warrant with special warranty unto KYLE SCHMIDT, _____, in fee simple, whose mailing address is 600 East Fayette Street, Manchester, IA 52057, hereinafter referred to as "Grantee", the following land and property, together with all improvements thereon lying in the County of Delaware, State of Iowa, to-wit:

The following described real estate:

Lots sixty three (63) and sixty three and one-half (63 1/2), Manchester, Iowa, according to Plat recorded in Book H.L.D., Pages 186-187.

Being all of the same Property conveyed to Grantor by virtue of a Sheriff's Deed recorded 06/14/2019 in Book 2019 Page 1488 in the Office of the County Recorder of Delaware County, Iowa.

Locally known as: 600 East Fayette Street, Manchester, IA 52057

520-349301
Covius Settlement Services, LLC
1044 Main Street, Suite 600
Kansas City, MO 64105

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

THIS CONVEYANCE made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

TO HAVE AND TO HOLD to the said Grantee, in fee simple, their heirs, personal representatives, executors and assigns forever; it being the intention of the parties to this conveyance.

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

WITNESS, Grantor's hand this 10 day of Sept., 20 19

_____
Dated

THE BANK OF NEW YORK MELLON FKA THE BANK
OF NEW YORK AS TRUSTEE FOR CWABS INC
ASSET-BACKED CERTIFICATES SERIES 2003-BC2,
By Nationstar Mortgage LLC DBA Mr. Cooper, as attorney in fact

By _____

Print Name: Teresa Lové

Title: Assistant Secretary

NATIONSTAR MORTGAGE LLC
LIMITED LIABILITY COMPANY
SEAL
2001

STATE OF TX)
) SS:
COUNTY OF Denton)

On this 10 day of Sept., 2019, before me the undersigned, a Notary Public in and for the said State, personally appeared Teresa Love as Assistant Secretary of Nationstar Mortgage LLC DBA Mr. Cooper, as attorney in fact for THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR CWABS INC ASSET-BACKED CERTIFICATES SERIES 2003-BC2, in his/her full and authorized capacity on behalf of said company, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Notary Public in and for the State of ~~Iowa~~ TX
My Commission expires:

MARIOLA BROAS
Notary Public, State of Texas
Comm. Expires 04-17-2022
Notary ID 129788773