



Document 2020 1288

Book 2020 Page 1288 Type 03 001 Pages 4

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Rec Amt \$22.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$379.20

ANNO

Rev Stamp# 124 DOV# 124

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

Type of Document: SPECIAL WARRANTY DEED

In Rem Reo Services, Inc., 3447 N. Lincoln Ave., Chicago, IL 60657
Telephone (773) 549-1000

F1070748
P196476

Preparer Information: (Individual's Name, Street Address, City, Zip, Phone)

Gary E. Davis Jr. and Tiffany O. Davis

1547 Timber Ridge Court, Van Meter, IA 50261

Taxpayer Information: (Individual/Company Name, Street Address, City, Zip)

Gary E. Davis Jr. and Tiffany O. Davis

1547 Timber Ridge Court, Van Meter, IA 50261

Return Document to: (Individual/Company Name, Street Address, City, Zip)

\$237,500

Grantors:

U.S. Bank Trust National Association
as Trustee of Chalet Series III Trust
by SN Servicing Corporation, Its Attorney in Fact
323 Fifth Street, Eureka, CA 95501

Grantees:

Gary E. Davis Jr. and Tiffany O. Davis
1547 Timber Ridge Court
Van Meter, IA 50261

Legal Description:

Lot Three (3) of DONEGAL HIGHLANDS, a Subdivision of the South Half (1/2) of the Northeast Quarter (1/4) of Section Thirty-two (32), Township Seventy-Seven (77) North, Range Twenty-Six (26) West of the 5th P.M., Madison County, Iowa.

Book & Page Reference:

U.S. Bank Trust National Association, as Trustee of the Chalet Series III Trust by Corrected Warranty Deed filed May 23, 2019 in Book 2019, Page 1508

SPECIAL WARRANTY DEED

This Deed, made and entered by and between Grantor: **U.S. Bank Trust National Association as Trustee of Chalet Series III Trust by SN Servicing Corporation, Its Attorney in Fact**, whose mailing address is **323 Fifth Street, Eureka, CA 95501**, a corporation created and existing under and by virtue of the laws of the United States and Grantee(s): **Gary E. Davis Jr. and Tiffany O. Davis**, as *married as JTWROS*, whose mailing address is **1547 Timber Ridge Court, Van Meter, IA 50261**.

Witnesseth, that the Grantor, for and in consideration of the sum of Two Hundred Thirty-Seven Thousand Five Hundred and 00/100 Dollar (\$237,500.00) and other valuable consideration paid by the Grantee(s), the receipt of which is hereby acknowledged, does by these presents **Bargain and Sell, Convey and Confirm** unto the Grantee(s), the following described Real Estate, situated in the County of **MADISON** and State of **IOWA**, to-wit:

Lot Three (3) of DONEGAL HIGHLANDS, a Subdivision of the South Half (1/2) of the Northeast Quarter (1/4) of Section Thirty-two (32), Township Seventy-Seven (77) North, Range Twenty-Six (26) West of the 5th P.M., Madison County, Iowa.

Parcel No. 060013220030000

COMMONLY KNOWN AS: 1547 TIMBER RIDGE COURT, VAN METER, IA 50261

Subject to building lines, easements, restrictions and conditions of record, if any, and to any zoning law or ordinance affecting the herein described property.

To Have and to Hold the same, together with all rights and appurtenances to the same belonging, unto the Grantee(s), and to the heirs and assigns of such Grantee(s) forever.

The Grantor hereby covenanting that it and its successors shall and will **Warrant and Defend** the title of the premises unto the Grantee(s), and to the heirs and assigns of such Grantee(s) forever, against the lawful claims of all persons claiming by, through or under Grantor by none other, excepting, however, the general taxes for the calendar year and thereafter, and special taxes becoming a lien after the date of this deed.

CALIFORNIA CERTIFICATE OF 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 HUMBOLDT)

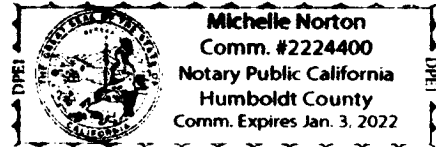
On March 11, 2020 before me, Michelle Norton, Notary Public,
 (here insert name and title of the officer)

personally appeared ALLISON HOLLAND

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

Michelle Norton

(Seal)

Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Special Warranty

Deed
 containing 2 pages, and dated 3-11-2020

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-Fact
- Corporate Officer(s) _____ Title(s) _____
- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: _____

representing: _____
 Name(s) of Person(s) or Entity(ies) Signer is Representing

California notaries may not determine representative capacity

Additional Information	
Method of Signer Identification	
Proved to me on the basis of satisfactory evidence:	
<input checked="" type="radio"/> form(s) of identification <input type="radio"/> credible witness(es)	
Notarial event is detailed in notary journal on:	
Page # <u>81</u>	Entry # <u>3</u>
Notary contact: <u>707.476.2690</u>	
Other	
<input type="checkbox"/> Additional Signer(s) <input checked="" type="checkbox"/> Signer(s) Thumbprint(s)	