



Document 2020 2660

Book 2020 Page 2660 Type 03 001 Pages 3

Date 7/24/2020 Time 9:16:37AM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$71.20

Rev Stamp# 293 DOV# 291

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

Commitment Number: 200087707

Seller's Loan Number: 0013930425

This instrument prepared by:

Jay A. Rosenberg, Attorney at Law, (Iowa Bar Number AT0012626) 3805 Edwards Road, Suite 550, Cincinnati, OHIO 45209. Phone: 513.247.9605

Address Tax Statement To:

**JUSTIN RAY TINDLE**

**512 W JEFFERSON ST., WINTERSET, IA 50273**

✓ After Recording Return To:

ServiceLink, LLC

1400 Cherrington Parkway

Moon Township, PA 15108

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER  
820003104050000**

**SPECIAL/LIMITED WARRANTY DEED**

**HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF ACE SECURITIES CORP., HOME EQUITY LOAN TRUST, SERIES 2006-NC3, ASSET BACKED PASS-THROUGH CERTIFICATES**, whose mailing address is **3217 S. Decker Lake Dr., Salt Lake City, UT 84119**, hereinafter grantor, for \$44,550.00 (Forty Four Thousand Five Hundred Fifty Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **JUSTIN RAY TINDLE**, hereinafter grantee, whose tax mailing address is **512 W JEFFERSON ST., WINTERSET, IA 50273**, the following real property:

**The following described property in Madison County, Iowa:**

**Lot Four (4) in Block Four (4) of North Addition to the Town of Winterset, Madison County, Iowa.**

**Property Address is: 303 E BUCHANAN ST., WINTERSET, IA 50273**

Prior instrument reference: **Official Records Book 2020, Page 492**

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.


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.

Grantor will warrant and defend against all lawful claims of all persons claiming by, through or under grantor, and no others.

Executed by the undersigned on July 1, 2020:

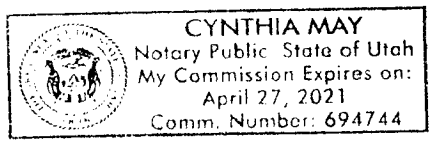
**HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF ACE SECURITIES CORP., HOME EQUITY LOAN TRUST, SERIES 2006-NC3, ASSET BACKED PASS-THROUGH CERTIFICATES, By Select Portfolio Servicing, Inc., as Attorney in Fact**

By:  JUL 01 2020  
Printed Name: Terry Boren

Its: Document Control Officer

STATE OF Utah  
COUNTY OF Salt Lake

The foregoing instrument was acknowledged before me on 07-01, 2020. Before me, Cynthia May, a Notary Public of said State and County aforesaid, personally appeared Terry Boren Its Document Control Officer on behalf of Select Portfolio Servicing, Inc., as Attorney in Fact for **HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF ACE SECURITIES CORP., HOME EQUITY LOAN TRUST, SERIES 2006-NC3, ASSET BACKED PASS-THROUGH CERTIFICATES** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself or herself to be Document Control Officer of Select Portfolio Servicing, Inc. its Attorney In Fact, and that he or she executed the foregoing instrument for the purposes contained herein by personally signing the above described instrument.



  
Notary Public