

**BK: 2021 PG: 3596**  
**Recorded: 8/27/2021 at 8:07:51.0 AM**  
**Pages 2**  
**County Recording Fee: \$17.00**  
**Iowa E-Filing Fee: \$3.00**  
**Combined Fee: \$20.00**  
**Revenue Tax: \$0.00**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**

Commitment Number: 28635524  
Seller's Loan Number: 7009822189

This instrument prepared by:

Jay A. Rosenberg, Attorney at Law, (Iowa Bar Number AT0012626) 9078 Union Centre Blvd.,  
Suite 350, West Chester, Ohio 45069 (513) 247-9605 Fax: (866) 611-0170.

Address Tax Statement To:

**Shawn M. Pepel and Nicole Hope Renfrow**  
**155 NW Walnut Ave., Earlham, IA 50072**

After Recording Return To:

ServiceLink  
1355 Cherrington Parkway  
Moon Township, PA 15108

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**850000401013000**

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**SPECIAL/LIMITED WARRANTY DEED**

Exempt: Section 428A.2(11) Deeds between husband and wife, or parent and child, without actual consideration. A cancellation of indebtedness alone which is secured by the property being transferred and which is not greater than the fair market value of the property being transferred is not actual consideration within the meaning of this subsection.

**Shawn M. Pepel, grantor, a married man**, whose mailing address is **155 NW Walnut Ave., Earlham, IA 50072**, hereinafter grantor, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **Shawn M. Pepel and Nicole Hope Renfrow**, husband and wife, hereinafter grantees, whose tax mailing address is **155 NW Walnut Ave., Earlham, IA 50072**, the following real property:

**The East 113 feet in width of Lot One (1) in Block One (1) of Wilson's Addition to the Town of Earlham, Madison County, Iowa.**

**Property Address is: 155 NW Walnut Ave., Earlham, IA 50072**

Prior instrument reference: **Official Records Book 2018, Page 3777**

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 grantees forever.

Executed by the undersigned on 6-25, 2021:

Shawn M. Pepel  
Shawn M. Pepel

STATE OF Iowa  
COUNTY OF Madison

The foregoing instrument was acknowledged before me on June 25, 2021 by **Shawn M. Pepel** who is personally known to me or has produced Drivers license as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Paul Dean Woodward  
Notary Public

