



Document 2009 2484

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Date 8/05/2009 Time 3:35 PM

Rec Amt \$14.00 Aud Amt \$5.00

Rev Transfer Tax \$76.00

Rev Stamp# 185 DOV# 199

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

SPECIAL WARRANTY DEED
Recorder's Cover Sheet

\$48000

Preparer Information:

Kara M. Sinnard
Whitfield & Eddy, P.L.C.
317 Sixth Avenue, Suite 1200
Des Moines, IA 50309
(515) 288-6041

Taxpayer Information:

Travis Nedved
1316 West Jefferson
Winterset, IA 50273

Return Address:

Travis Nedved
1316 West Jefferson
Winterset, IA 50273

Grantors:

Wells Fargo Bank, National Association

Grantees:

Travis Nedved and Carrie Nedved

Legal Description:

See page 2

Parcel Number, if known:

**Document or instrument
number if applicable:**

SPECIAL WARRANTY DEED

For the consideration of One Dollar, and other valuable consideration, **WELLS FARGO BANK, NATIONAL ASSOCIATION**, does hereby convey to **TRAVIS NEDVED and CARRIE NEDVED**, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot Thirty-Two (32) of Covered Bridge Estates, a Subdivision located in Sections Twelve (12) and Thirteen (13) of Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and in Sections Seven (7) and Eighteen (18) of Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

The real estate is being sold "AS IS", "WHERE IS" and "WITH ALL FAULTS" without any representation or warranty whatsoever as to its condition, fitness for any particular purpose, merchantability or any other warranty, express or implied, except that Grantor is the owner of the real estate. Grantee is acquiring this property based solely upon Grantee's own independent investigations and inspections of the property and not in reliance on any information provided by Grantor. Grantor specifically disclaims any warranty, guaranty or representation, oral or written, except as otherwise stated herein, past or present, express or implied, concerning this property. This conveyance is subject to and together with easements, restrictions, covenants, and reservations of record.

Grantors do hereby covenant with grantees and successors in interest to warrant and defend the real estate against the lawful claims of all persons claiming by, through or under them, except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

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

Dated: 7-20-09

Wells Fargo Bank, National Association

By: Logan B. Manatt A.V.P.
Logan B. Manatt, A.V.P.

STATE OF TEXAS, COUNTY OF BEXAR, ss:

This instrument was acknowledged before me on the 20th day of July, 2009, by Logan B. Manatt as Assistant Vice President of Wells Fargo Bank, National Association.



Kelly Belmares
Notary Public - State of Texas