



Document 2009 2850

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Date 9/14/2009 Time 11:06 AM

Rec Amt \$14.00 Aud Amt \$5.00

Rev Transfer Tax \$106.40

Rev Stamp# 231 DOV# 241

INDX ✓
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

#67,000.00

74191-C 49750-T

SPACE ABOVE THIS LINE FOR RECORDER

PREPARER INFORMATION:

In Rem Reo Services, INC., by its attorneys Boiko & Osimani, P.C., 3447 N. Lincoln, 1st Floor, Chicago, IL 60657, Telephone#(773)-549-1000

✓ ADDRESS TAX STATEMENTS TO: Kevin Allen
904 N. 3rd, Winterset, IA 50273

**SPECIAL WARRANTY DEED
(CORPORATE GRANTOR)**

FOR THE CONSIDERATION OF ONE AND 00/100 DOLLAR(S) AND OTHER VALUABLE CONSIDERATION, **AURORA LOAN SERVICE, LLC** DOES HEREBY CONVEY TO **KEVIN P. ALLEN** THE FOLLOWING DESCRIBED REAL ESTATE IN **MADISON COUNTY, IOWA**:

SEE ATTACHED LEGAL DESCRIPTION

PROPERTY ADDRESS: **904 NORTH 3RD AVENUE, WINTERSSET, IOWA 50237**

THE CORPORATION HEREBY COVENANTS WITH GRANTEE(S), AND SUCCESSORS IN INTEREST, THAT IT HOLD THE REAL ESTATE BY TITLE IN FEE SIMPLE; THAT IT HAS GOOD AND LAWFUL AUTHORITY TO SELL AND CONVEY THE REAL ESTATE; THAT THE REAL ESTATE IS FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS MAY BE ABOVE STATED; AND IT COVENTS TO SPECIALLY WARRANT AND DEFEND THE REAL ESTATE AGAINST THE LAWFUL CLAIMS OF ALL PERSONS EXCEPT AS MAY BE ABOVE STATED, 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.

GENERAL REAL ESTATE TAXES FOR THE YEAR _____, AND SUBSEQUENT YEARS, COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD, IF ANY.

IN WITNESS THEREOF, SAID GRANTOR HAS CAUSED ITS SEAL TO BE AFFIXED AND ITS NAME TO BE SIGNED BY ITS Vice President, DOC CONTROL OFFICER.

**New Millennium Title group
330 S. Executive Drive
Ste 107
Brookfield, WI 53005**

DATED THIS 18 DAY OF June, 2009.

AURORA LOAN SERVICE, LLC

BY: [Signature]
PRINTED NAME: Linda Zawinger
TITLE: Vice President

ACKNOWLEDGMENT
STATE OF Pennsylvania
Delaware COUNTY

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 18th DAY OF JUNE 2009, BY Linda Zawinger (NAME) Vice President (TITLE) OF AURORA LOAN SERVICE, LLC, ON BEHALF OF WHOM THIS INSTRUMENT WAS EXECUTED.

[Signature]
NOTARY PUBLIC in and for the said State.
MY COMMISSION EXPIRES: _____

AFTER RECORDING RETURN DEED TO:

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Gerard M. Schuhl - Notary Public
TINICUM TWP, DELAWARE COUNTY
MY COMMISSION EXPIRES NOV. 13, 2012

THE NORTH FIVE (5) FEET OF LOT TWO (2) AND ALL OF LOT THREE (3) OF CIRCLE HEIGHTS PLAT 3 ADDITION, PHASE 2, TO THE CITY OF WINTERSET, MADISON COUNTY, IOWA.