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Date 11/04/2009 Time 1:59 PM

Rec Amt \$14.00 Aud Amt \$5.00

Rev Transfer Tax \$161.60

Rev Stamp# 279 DOV# 294

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓
ANNO
SCAN
CHEK

Preparer

Information Theodore R. Boecker, 1350 NW 138th St., Clive, Iowa 50325-8308 (515) 222-9400

Individual's Name

Street Address

City

Phone

Theodore R. Boecker ISBA # AT0000872

SPACE ABOVE THIS LINE
FOR RECORDER

Return to: **Petosa, Petosa & Boecker, LLP, 1350 NW 138th Street, Suite 100, Clive, IA 50325**

Address Tax Statements: GMAC Mortgage, LLC f/k/a GMAC Mortgage Corporation
1100 Virginia Drive
Fort Washington, PA 19034

\$101,349.50

WARRANTY DEED (CORPORATE GRANTOR)

For the consideration of One and 00/100 Dollar(s) (\$1.00) and other valuable consideration, GMAC Mortgage LLC, a corporation organized and existing under the laws of the United States does hereby Convey to Secretary of the Department of Veterans Affairs, an Officer of the United States of America, whose address is Washington, D.C. the following described real estate in Madison County, Iowa:

Lot One (1) in Block Two (2) of Sowders Addition to the Town of St. Charles, Madison County, Iowa AND Lot Two (2) in Block Two (2) of Sowders Addition to the Town of St. Charles, Madison County, Iowa.



The Corporation hereby covenants with grantees, and successors in interest, that it holds 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 covenants to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated.

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

Dated: 10/26/09

GMAC Mortgage LLC

By: [Signature]
(name) _____ (title) _____

By: [Signature]
(name) Jeffrey Stephen (title) LSO
Nelson, Joseph A/25286

STATE OF PA, COUNTY OF Montgomery

On this Oct 26, 2009, before me, the undersigned, a Notary Public in and for the said State, personally appeared JOHN KERR and Jeffrey Stephen to me personally known, who being by me duly sworn, did say that they are the LSO and LSO, respectively, of said corporation; that no seal has been procured by the said corporation; that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and that the said LSO and LSO as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

Mary Lynch, Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Mary Lynch, Notary Public
Upper Dublin Twp., Montgomery County
My Commission Expires Nov. 3, 2010
Member, Pennsylvania Association of Notaries