



Document 2009 3417

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Rev Transfer Tax \$100.00
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

RECORDING REQUESTED BY
DIRECT TITLE INSURANCE AGENCY, INC.

WHEN RECORDED MAIL TO

TITLE ORDER NO. 09-35593

SPECIAL WARRANTY DEED

THIS DEED, made this 27th day of October, 2009, between

US Bank National Association ND

of County of Hennepin, State of Minnesota, Grantor, and

Mark Willis Smith

whose legal address is 2019 N. 1st Street, Winterset, Iowa 50273, Grantee:

WITNESSETH, that the Grantor for and in consideration of the sum of Sixty-Three Thousand and 00/100 (\$63,000.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the Grantee, his/her heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Madison and State IOWA of described as follows:

THE FOLLOWING DESCRIBED PROPERTY IN MADISON COUNTY, IOWA:

LOT ONE (1) AND THE EAST 16 FEET OF LOT TWO (2) IN BLOCK TWENTY-TWO (22) OF WEST ADDITION TO THE TOWN OF WINTERSET, MADISON COUNTY, IOWA.

also known by street and number as: 220 7th Avenue North, Winterset, Iowa 50273

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee, his/her heirs and assigns forever. And the Grantor, for themselves/himself/herself, his/her heirs, and personal representatives, does covenant, grant, bargain, and agree to and with the Grantee, his/her heirs and assigns, that at the time of the ensealing and delivery of these presents, he/she is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature whatsoever, except

THIS INSTRUMENT PREPARED BY:
DIRECT TITLE INSURANCE AGENCY, INC.
4251 Kipling Street - Suite 405
Wheat Ridge, Colorado 80033

General taxes for the year 2009 and subsequent years and subject to easements, restrictions, reservations, covenants and rights of way of record, if any.

The Grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the Grantee, his/her heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

Jill E. Roppe
US Bank National Association ND
Jill E. Roppe, Real Estate Officer

State of Minnesota)
County of Hennepin) ss.

The foregoing instrument was acknowledged before me this 27th day of October, 2009 by Jill E. Roppe signer for US Bank National Association ND.

Witness my hand and official seal.



Crystal A. Vaughn
Notary Public
My Commission expires: Jan. 31, 2011