

Document 2008 1467

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Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$88.80

Rev Stamp# 145 DOV# 140

LISA SMITH, COUNTY RECORDER
MADISON IOWA

INDX ✓
ANNO
SCAN
CHEK

SPECIAL WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 105

Recorder's Cover Sheet

MCA
Preparer Information: (name, address and phone number)

Charles P. Augustine, BL000015141, Dunakey & Klatt, P.C., 531 Commercial St., Ste 700,
Waterloo, IA 50701, Phone: (319) 232-3304

Taxpayer Information: (name and complete address)

William E. Roach and Sarah M. Roach, 2803 Ringgold Union St., Ellston, IA 50074

\$56,000.00

✓ **Return Document To:** (name and complete address)

William E. Roach and Sarah M. Roach, 2803 Ringgold Union St., Ellston, IA 50074

Grantors:

US Bank National Association, as Trustee

Grantees:

William E. Roach and Sarah M. Roach

Legal Description: See Page 2

TSC#073061

SPECIAL WARRANTY DEED

For the consideration of One and no/100----- Dollar(s) and other valuable consideration, US Bank National Association, as Trustee do hereby Convey to William E. Roach and Sarah M. Roach, 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:

The West Sixty (60) feet of Lot Eight (8) in Block One (1) of Likens' Addition to the Town of Truro in Madison County, Iowa.



Subject to easements, restrictions, covenants, ordinances and limited access provisions of record.

Grantor does 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.

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: 4-11-08

By: [Signature]
Angel T. Benny as AVP
of Barclays Capital Real Estate, Inc., a Delaware Corporation, d/b/a HomEq Servicing, as attorney in fact for US Bank National Association, as Trustee

STATE OF NC, COUNTY OF WAKE, ss:

This instrument was acknowledged before me on this 11 day of April, 2008, by Angel T. Benny as AVP of Barclays Capital Real Estate, Inc., a Delaware Corporation, d/b/a HomEq Servicing, as attorney in fact for US Bank National Association, as Trustee.

[Signature]
Notary Public

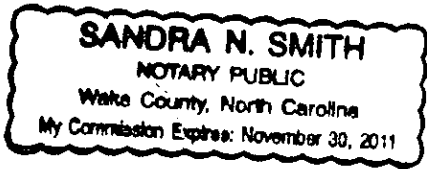


EXHIBIT A

Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

The following reservations from and exceptions to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property hereinafter, the "Property");
2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the property is located;
3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;
4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and portion(s) thereof;
5. Ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and
6. Any conditions that would be revealed by a physical inspections and/or survey of the Property.