

Book 2008 Page 2565 Type 03 001 Pages 1  
Date 8/20/2008 Time 2:58 PM  
Rec Amt \$7.00 Aud Amt \$5.00  
Rev Transfer Tax \$98.40  
Rev Stamp# 260 DOV# 261  
LISA SMITH, COUNTY RECORDER  
MADISON IOWA

INDX ✓  
ANNO  
SCAN  
CHEK

TJCA  
Preparer

Information David M. Erickson, 215 10th St. Suite 1300, Des Moines, (515) 288-2500

Individual's Name Street Address City Phone

David M. Erickson ISBA # 1507

SPACE ABOVE THIS LINE  
FOR RECORDER

Address Tax Statements: James Eller 316 E. Buchanan St., Winterset, Iowa 50273

\$62,000.00

### SPECIAL WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, HSBC Bank USA, National Association, as Trustee for WFHET 2006-2 does hereby convey to James Eller, a single person, the following described real estate in Madison County, Iowa:

Lot Two (2) of Mill Addition to the Town of Winterset, Madison County, Iowa.



Grantor only warrants property for the time period in which they held title to the subject property.

The 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 grantor, except as may be above stated.

The grantor further warrants to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee to the grantees is effective and rightful; and that the trustee knows of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

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

Dated August 5, 2008

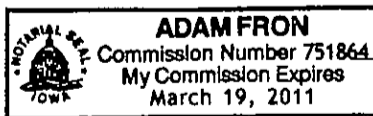
HSBC Bank USA, National Association,  
as Trustee for WFHET 2006-2

*[Handwritten Signature]*  
By: \_\_\_\_\_ as \_\_\_\_\_

**LYNN GARDER**  
Vice President Loan Documentation

STATE OF IOWA, COUNTY OF POIK

This instrument was acknowledged before me on AUGUST 5, 2008 by  
LYNN GARDER as VP of \_\_\_\_\_



*[Handwritten Signature]*

\_\_\_\_\_, Notary Public  
in and for said State

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_ by  
\_\_\_\_\_ as \_\_\_\_\_ of \_\_\_\_\_

\_\_\_\_\_  
Notary Public in and for said State