

SPECIAL WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 105
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

Charles P. Augustine, BL000015141, Dunakey & Klatt, P.C., 531 Commercial St., Ste 250,
Waterloo, IA 50701, Phone: (319) 232-3304

792,500

Taxpayer Information: (name and complete address)

Joshua L. Mongan and Sarah L. Mongan, 514 W. Carpenter Street, St. Charles, Iowa 50240

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

Joshua L. Mongan and Sarah L. Mongan, 514 W. Carpenter Street, St. Charles, Iowa 50240

Grantors:

Citicorp Trust Bank

Grantees:

Joshua L. Mongan and Sarah L. Mongan

Legal Description: See Page 2

TSC# 082412

SPECIAL WARRANTY DEED

For the consideration of One and no/100----- Dollar(s) and other valuable consideration, Citicorp Trust Bank does hereby Convey to Joshua L. Mongan and Sarah L. Mongan, 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:

Lot Thirty-four (34) in KEPHART'S ADDITION, PLAT II (2) to the town of St. Charles, Madison County, Iowa.

AND

Parcel "34L" in the Southeast Quarter of the Northeast Quarter of Section 23, Township 75 North, Range 26 West of the 5th P.M., City of St. Charles, Madison County, Iowa, more particularly described as follows: Beginning at the Southwest Corner of Lot 34 of KEPHART'S ADDITION TO ST. CHARLES, PLAT NO. 2; thence North 89°59'20" East 84.43 feet along the South line of said Lot 34 to the Southeast Corner of said Lot 34; thence South 00°00'37" East 288.01 feet to the South line of the Southeast Quarter of the Northeast Quarter of said Section 23; thence South 85°22'26" West 84.71 feet along said South line; thence North 00°00'37" West 294.86 feet to the Point of Beginning containing 0.565 Acres.

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 it, 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: 9-3-08

By: [Signature]
[Signature] as Closing Coordinator
of SingleSource Property Solutions, as attorney in fact for Citicorp Trust Bank

STATE OF Pennsylvania, COUNTY OF Allegheny, ss:

This instrument was acknowledged before me on this 3 day of September, 2008, by [Signature] as Closing Coordinator of SingleSource Property Solutions, as attorney in fact for Citicorp Trust Bank.

[Signature]
, Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Scott Wucher, Notary Public
Green Tree Boro, Allegheny County
My Commission Expires Dec. 5, 2009
Member, Pennsylvania Association of Notaries