

Document 2008 3193

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Date 10/29/2008 Time 12:28 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$165.60

Rev Stamp# 335 DOV# 336

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

✓ TCA

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

Taxpayer Information: (name and complete address)

Patrick Joseph Navin, 2460 Prairieview Avenue, Winterset, IA 50273

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

Patrick Joseph Navin, 2460 Prairieview Avenue, Winterset, IA 50273

\$103,562.00

Grantors:

CitiFinancial Mortgage Company, Inc.

Grantees:

Patrick Joseph Navin

Legal Description: See Page 2

TSC# 073788

SPECIAL WARRANTY DEED

For the consideration of One and no/100 ~~_____~~ Dollar(s) and other valuable consideration, CitiFinancial Mortgage Company, Inc. does hereby Convey to Patrick Joseph Navin the following described real estate in Madison County, Iowa:

Lot 7 in Block 3 of LAUGHRIDGE & CASSIDAY'S ADDITION to the Town of Winterset, 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 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: 8-20-08

By: [Signature]
Authorized Closing Coordinator
of SingleSource Property Solutions, as attorney in fact
for CitiFinancial Mortgage Company, Inc.

STATE OF Penna, COUNTY OF Allegheny, ss:

This instrument was acknowledged before me on this 20 day of August, 2008, by [Signature] as Authorized Closing Coordinator of SingleSource Property Solutions, as attorney in fact for CitiFinancial Mortgage Company, Inc.

[Signature]

, Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Karen A. Held, Notary Public
Baldwin Boro, Allegheny County
My Commission Expires Oct. 24, 2009
Member, Pennsylvania Association of Notaries