

*Jan 2005*  
*Jan Utsler*  
*Debbie Corkean*

COMPUTER	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
COMPARED	<input type="checkbox"/>

Preparer   
 Information Charles P. Augustine, 531 Commercial St., Ste 700, Waterloo, (319) 232-3304 <sup>50701</sup>

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Individual's Name                      Street Address                      City                      Phone

Charles P. Augustine ISBA # BL000015141  
ITES#042734

SPACE ABOVE THIS LINE

FOR RECORDER

**Address Tax Statements:** ~~Michael E. Bauer~~ JEM CONSTRUCTION COMPANY  
1348 Nature Ct. Van Meter, IA. 50261

*\$78,000.00*

### SPECIAL WARRANTY DEED

For the consideration of One and No/100----- Dollar(s) and other valuable consideration, Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc. does hereby Convey to \*Michael E. Bauer the following described real estate in Dallas County, Iowa:

\*JEM CONTSTRUCTION COMPANY

**Lot Two (2) in Block Four (4) of Wm. & Alice Busch Suburban Addition to the City of Winterset, Madison County, Iowa.**


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

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: \_\_\_\_\_


**Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc.**

By   
**LYNN CARDER**  
 Vice President Loan Documentation

of Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc.

STATE OF Iowa, Polk COUNTY, ss:

This instrument was acknowledged before me on this 4th day of March, 2005,  
 by Lynn Carder as Vice President  
 of Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc.

  
 \_\_\_\_\_  
 , Notary Public

