

Document 2006 5108

Book 2006 Page 5108 Type 03 001 Pages 2  
Date 12/08/2006 Time 2:36 PM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$162.40  
Rev Stamp# 568 DOV# 553

MICHELLE UTSLER, COUNTY RECORDER  
MADISON IOWA

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

## SPECIAL WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 105

Recorder=s Cover Sheet

\$102,000.<sup>00</sup>

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

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

**Taxpayer Information:** (name and complete address)

Brandon D. Swadley, 205 Prospect Avenue, West Des Moines, IA

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

Title Services Corporation, 603 Commercial Street, Waterloo, IA 50701 TSC #061858

✓ Excel Title Co Inc, 3160 Avenue of the Cities, Moline IL 61265

**Grantors:**

Beal Bank, SSB

**Grantees:**

Brandon D. Swadley

**Legal Description:** North Half (1/2) of Lots One (1) and Two (2) in Block Twelve (12) of West  
Addition to the town of Winterset, Madison County, Iowa.

Charles P. Augustine ISBA # BL000015141

**SPECIAL WARRANTY DEED**

For the consideration of One and No/100----- Dollar(s) and other valuable consideration, **Beal Bank, SSB** does hereby Convey to **Brandon D. Swadley** the following described real estate in **Madison County**, Iowa:

**North Half (1/2) of Lots One (1) and Two (2) in Block Twelve (12) of West 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: November 27, 2006

Beal Bank, SSB

By: [Signature]

**Kent Twitchell**  
**Authorized Signatory**  
of Beal Bank, SSB



STATE OF Texas, COUNTY OF Collin, ss:

This instrument was acknowledged before me on the 27 day of Nov, 2006

by Kent Twitchell as Auth Rep of Beal Bank, SSB.



Jennifer Carol Moore  
Notary Public