

### SPECIAL WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 105

Recorder's Cover Sheet

*TSCA*

**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)

Dustin M. Sorensen and Dana R. Sorensen  
1516 Old Portland Road, Van Meter, IA 50261

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

✓ Title Services Corporation  
603 Commercial Street, Waterloo, IA 50701

**Grantors:**

Popular Financial Services, LLC

*\$160,150.00*

**Grantees:**

Dustin M. Sorensen and Dana R. Sorensen

**Legal Description:**

A parcel of land in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirty-three (33), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Southwest Corner of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Thirty-three (33), thence, along the South line of said Northwest Quarter (1/4) of the Northwest Quarter (1/4), North 89°37'11" East 848.48 feet; thence North 00°00'00" 159.83 feet; thence South 87°47'27" West 600.58 feet; thence North 05°25'59" West 258.55 feet; thence North 14°27'56" West 225.02 feet; thence South 89°53'17" West 167.64 feet to the West line of said Section Thirty-three (33); thence along said West line, thence South 00°00'00" 617.27 feet to the Point of Beginning. Said parcel of land contains 5.250 acres, including 0.490 acres of county road right-of-way

TSC#063699

**SPECIAL WARRANTY DEED**

For the consideration of **One and No--- Dollar(s)** and other valuable consideration, **Popular Financial Services, LLC** does hereby Convey to **Dustin M. Sorensen and Dana R. Sorensen, 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**:

A parcel of land in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirty-three (33), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Southwest Corner of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Thirty-three (33), thence, along the South line of said Northwest Quarter (1/4) of the Northwest Quarter (1/4), North 89°37'11" East 848.48 feet; thence North 00°00'00" 159.83 feet; thence South 87°47'27" West 600.58 feet; thence North 05°25'59" West 258.55 feet; thence North 14°27'56" West 225.02 feet; thence South 89°53'17" West 167.64 feet to the West line of said Section Thirty-three (33); thence along said West line, thence South 00°00'00" 617.27 feet to the Point of Beginning. Said parcel of land contains 5.250 acres, including 0.490 acres of county road right-of-way.



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: February 2, 2007

**Popular Financial Services, LLC**  
By [Signature]  
**Ann Niles**  
**VP Loan Documentation**  
of Wells Fargo Bank, NA as attorney  
in fact.

STATE OF California, COUNTY OF San Bernardino:

This instrument was acknowledged before me on this 2 day of February, 2007,  
by Ann Niles as VPLD of Wells Fargo Bank, NA as  
attorney in fact for Popular Financial Services, LLC.

Dawn M. Desilva  
, Notary Public

