

Document 2007 2603

Book 2007 Page 2603 Type 03 001 Pages 2

Date 6/27/2007 Time 2:34 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$110.40

Rev Stamp# 261 DOV# 271

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

✓ mca
Preparer Information:

Charles P. Augustine, 531 Commercial St., Ste 700, Waterloo, IA 50701, Phone: (319)
232-3304 \$69,500.00

Taxpayer Information:

Sean N. Hall and Christine L. Donovan-Hall, 4 Beals Cove, Orrs Island, ME 04066
For property located at: 415 S 7th St., Winterset, IA 50273

Return Document To:

Title Services Corporation, 603 Commercial St., Waterloo, IA 50701
For property located at: 415 S 7th St., Winterset, IA 50273

Grantors:

SFJV 2005, LLC

Grantees:

Sean N. Hall and Christine L. Donovan-Hall

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

TSC# 062285

Charles P. Augustine ISBA # BL000015141

SPECIAL WARRANTY DEED

For the consideration of One and No/100-- Dollar(s) and other valuable consideration, SFJV 2005, LLC does hereby Convey to Sean N. Hall and Christine L. Donovan-Hall, husband and wife, as joint tenants with full right of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

The South Half (2) EXCEPT the East 119.39 feet thereof, of Out Lot Nine (9) of Loughridge & Cassidy's Addition to the City of Winterset, Madison County, Iowa,

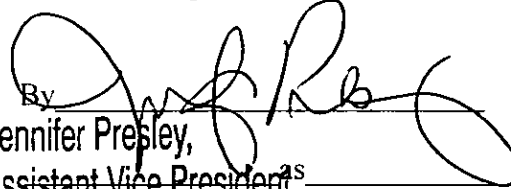


Subject to easements, restrictions, covenants, ordinances and limited access provisions of records.

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 them, except as may be above stated.

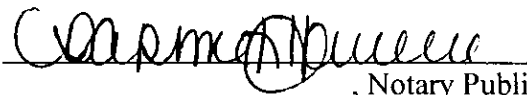
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: May 30, 2007

By 
Jennifer Presley,
Assistant Vice President^{AS}
of Wells Fargo Bank, NA successor
by merger to Wells Fargo Home
Mortgage, Inc, as attorney in fact for
SFJV 2005, LLC

STATE OF Maryland, COUNTY OF Frederick, ss:

This instrument was acknowledged before me on this 30 day of May, 2007, by Jennifer Presley as AVP of Wells Fargo Bank, NA successor by merger to Wells Fargo Home Mortgage, Inc, as attorney in fact for SFJV 2005, LLC.


_____, Notary Public

**DAPHNE K. HASSELL
NOTARY PUBLIC
FREDERICK COUNTY
MARYLAND
MY COMMISSION EXPIRES JAN. 1, 2010**

