

Document 2007 2078

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Date 5/18/2007 Time 12:31 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$47.20

Rev Stamp# 187 DOV# 196

LISA SMITH, COUNTY RECORDER
MADISON IOWA

IND ✓

ANNC

SCAN

CHEK

SPECIAL WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

Recorder's Cover Sheet

\$ 30,000.00

Preparer Information: (name, address and phone number)

Gerald P. Schutte, 2322 E. Kimberly Road, Ste 120W, Davenport, IA 52807, Phone: (563) 359-3591

Taxpayer Information: (name and complete address)

Todd Halverson and Justine Halverson, 306 S. 16th Avenue, Winterset, IA 50273

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

Todd Halverson and Justine Halverson, 306 S. 16th Avenue, Winterset, IA 50273

Grantors:

U S BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE GREEN TREE HOME LOAN GRANTOR TRUST 2003-A

Grantees:

Todd Halverson and Justine Halverson

Legal Description: See Page 2

Document or instrument number of previously recorded documents: _____

Gerald P. Schutte ISBA#: 4936

Special Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of (\$1.00) Dollar(s) and other valuable consideration, U S BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE GREEN TREE HOME LOAN GRANTOR TRUST 2003-A. does hereby convey to TODD HALVERSON and JUSTINE HALVERSON, 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 County, Iowa:

The North Half (1/2) of Lots Seven (7) and Eight (8), in Block Five (5) of Railroad Addition to the City of Winterset, Madison County, Iowa.

Locally Known As: 406 North 7th Street, Winterset, Iowa

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. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

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

Dated: 4/30/07

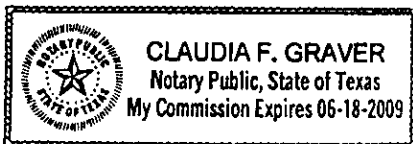


U S BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE GREEN TREE HOME LOAN GRANTOR TRUST 2003-A
By EMC MORTGAGE CORPORATION
Its Attorney in Fact

By Mark Blanton, Vice President
Mark Blanton
Assistant Vice President

STATE OF Texas, COUNTY OF Denton

This instrument was acknowledged before me on 4/30, 2007, by Mark Blanton as ast Vice Pres of said corporation as fiduciary.



Claudia F. Graver
CLAUDIA F. GRAVER, Notary Public