



Document 2009 3837

Book 2009 Page 3837 Type 03 001 Pages 2

Date 12/22/2009 Time 2:17 PM

Rec Amt \$14.00 Aud Amt \$5.00

Rev Transfer Tax \$53.60

Rev Stamp# 342 DOV# 363

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓

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SPECIAL WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 105
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

Charles P. Augustine, BL000015141, Dunakey & Klatt, P.C., 531 Commercial St., Ste 250,
Waterloo, IA 50701, Phone: (319) 232-3304

Taxpayer Information: (name and complete address)

James C. Eller, 321 N. 9th Street, Winterset, IA 50273

Return Document To: (name and complete address)

James C. Eller, 321 N. 9th Street, Winterset, IA 50273

Grantors:

Bank of New York, as Trustee for the Certificateholders of CWALT 2005-07CB

Grantees:

James C. Eller

Legal Description: See Page 2

TSC# 092909

SPECIAL WARRANTY DEED

For the consideration of **One and no/100----- Dollar(s)** and other valuable consideration, **Bank of New York, as Trustee for the Certificateholders of CWALT 2005-07CB** does hereby Convey to **James C. Eller** the following described real estate in **Madison County, Iowa**:

A parcel of land in the Northwest Fractional Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirty-one (31), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 3.83 acres, as shown in Plat of Survey filed in Book 2, Page 37 on June 17, 1986, in the Office of the Recorder of Madison County, Iowa, more particularly described as follows: Beginning at the Northwest Corner of Section Thirty-one (31), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence North 90 degrees 00'00" East 197.45 feet along the section line, thence South 00 degrees 43' 00" West 211.75 feet; thence South 86 degrees 55' 09" East 23.81 feet; thence South 01degrees 17'15" West 72.09 feet; thence South 89 degrees 14'27" East 255.98 feet; thence South 00 degrees 25' 00" East 170.49 feet; thence North 89 degrees 48' 18" West 94.01 feet; thence North 80 degrees 26'45" West 100.37 feet; thence South 08 degrees 41' 24" West 120.92 feet; thence North 89 degrees 53' 00" West 265.30 feet to the West line of Section Thirty-one (31), thence North 00 degrees 14' 42" East 560.98 feet to the point of beginning.

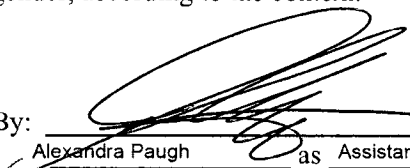


Subject to easements, restrictions, covenants, ordinances and limited access provisions of record.

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.

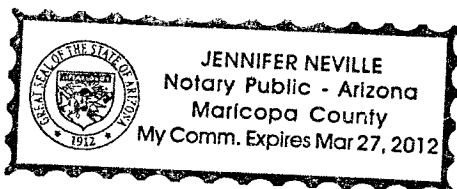
Dated: December 8, 2009

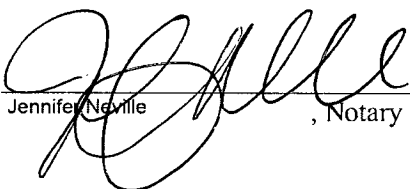
By: 
Alexandra Paugh as Assistant Secretary

of BAC Home Loans Servicing, LP, f/k/a Countrywide Home Loan Servicing, LP, as attorney in fact for Bank of New York, as Trustee for the Certificateholders of CWALT 2005-07CB

STATE OF Arizona, COUNTY OF Maricopa, SS:

This instrument was acknowledged before me on this 8th day of December, 2009, by Alexandra Paugh as Assistant Secretary of BAC Home Loans Servicing, LP, f/k/a Countrywide Home Loan Servicing, LP, as attorney in fact for Bank of New York, as Trustee for the Certificateholders of CWALT 2005-07CB.




Jennifer Neville, Notary Public