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Date 3/16/2010 Time 4:10 PM

Rec Amt \$14.00 Aud Amt \$5.00

Rev Transfer Tax \$60.00

Rev Stamp# 400 DOV# 425

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK

SPECIAL WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 105

Recorder's Cover Sheet

2
3

~~\$38,000.00~~

Preparer Information:

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

Taxpayer Information:

HDH Enterprises, LLC, 922 N 3rd Ave., Winterset, IA 50273

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Return Document To:

HDH Enterprises, LLC, 922 N 3rd Ave., Winterset, IA 50273

Grantors:

Citimortgage, Inc.

Grantees:

HDH Enterprises, LLC

Legal Description: See Page 2

TSC#094009

SPECIAL WARRANTY DEED

For the consideration of One and no/100----- Dollar(s) and other valuable consideration, Citimortgage, Inc. does hereby Convey to HDH Enterprises, LLC the following described real estate in Madison County, Iowa:

A part of Out Lot Seven (7) of SOUTH ADDITION OF OUT LOTS to the Town of Winterset, in Madison County, Iowa, described as follows: Commencing at a point 132 feet West of the Northeast corner of said Out Lot Seven (7) and running thence South 132 feet, thence West 66 feet, thence North 132 feet to a point 99 feet East of the Northwest Corner of said Out Lot Seven (7), thence East 66 feet to the place 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: 2-22-10

By: *Charlotte Elliott*
Charlotte Elliott V.P.

of National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services ("FAACS"), attorney in fact and/or Agent for Citimortgage, Inc.

STATE OF Texas, COUNTY OF Dallas, ss:

This instrument was acknowledged before me on this 22 day of February, 2010, by Charlotte Elliott as V.P. of National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services ("FAACS"), attorney in fact and/or Agent for Citimortgage, Inc.

[Signature]
, Notary Public

