



Document 2010 627

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Rec Amt \$14.00 Aud Amt \$5.00

Rev Transfer Tax \$25.60

Rev Stamp# 407 DOV# 433

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

\$16,200

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)

Two B Green & Green Real Estate, 2591 Hwy 92, Winterset, IA 50273

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

Two B Green & Green Real Estate, 2591 Hwy 92, Winterset, IA 50273

Grantors:

CitiFinancial, Inc.

Grantees:

Two B Green & Green Real Estate

Legal Description: See Page 2

TSC# 100249

SPECIAL WARRANTY DEED

For the consideration of One and no/100----- Dollar(s) and other valuable consideration, CitiFinancial, Inc. does hereby Convey to Two B Green & Green Real Estate the following described real estate in Madison County, Iowa:

Commencing at a point 66 feet East of the Northwest corner Block Twenty-two (22) of Pitzer and Knights Addition to the Town of Winterset in Madison County, Iowa, and running thence South 140 1/4 feet, thence East 66 feet, thence North 140 1/4 feet, thence West 66 feet to the point of beginning; AND commencing 132 feet East of the Northeast corner of Block Twenty-two (22) of Pitzer and Knights Addition to the Town of Winterset, Madison County, Iowa, thence South 140 1/4 feet, thence East 50 feet; thence North 140 1/4 feet, thence West 50 feet to point of beginning, except a strip along the North side now used for street purposes.

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: March 4, 2010 By Charlotte Elliott as Charlotte Elliott of National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services ("FAACS"), as attorney in fact for CitiFinancial, Inc.

STATE OF Texas, COUNTY OF Waller, ss:

This instrument was acknowledged before me on this 4th day of March, 2010, by Charlotte Elliott as J.P. of National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services ("FAACS"), as attorney in fact for CitiFinancial, Inc.

[Signature]
, Notary Public

