

Document 2010 627

Book 2010 Page 627 Type 03 001 Pages 2 Date 3/26/2010 Time 11:22 AM INDX -Rec Amt \$14.00 Aud Amt \$5.00

Rev Transfer Tax \$25.60 Rev Stamp# 407 DOV# 433 **ANNO SCAN** CHEK

LISA SMITH, COUNTY RECORDER MADISON COUNTY 10WA

SPECIAL WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 105

Recorder's Cover Sheet

Fly ZOO 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 <u>One and no/100------ Dollar(s)</u> and other valuable consideration, <u>CitiFinancial, Inc.</u> does hereby Convey to <u>Two B Green & Green Real Estate</u> the following described real estate in <u>Madison County</u>, 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.

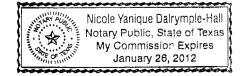
Subject to easements, restrictions, covenants, ordinances and limited access provisions of record.

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

Limited Liability Company dba First American Asset Closing Services ("FAACS"), as attorney in fact for CitiFinancial, Inc.
STATE OF OLDOW, COUNTY OF ACADEM, SS:
This instrument was acknowledged before me on this day of
Services, a Delaware Limited Liability Company dba First American Asset Closing Services ("FAACS"), as attorney in fact for CitiFinancial, Inc.
, Notary Public



of National Default REO Services, a Delaware