



Document 2010 1784

Book 2010 Page 1784 Type 03 001 Pages 3

Date 8/03/2010 Time 10:26 AM

Rec Amt \$19.00 Aud Amt \$5.00

Rev Transfer Tax \$147.20

Rev Stamp# 507 DOV# 566

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX ✓
ANNO
SCAN
CHEK

Commitment Number: 2262646

Seller's Loan Number: 0691259881

✓ After Recording Return To:

ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa, PA 15001
(800) 439-5451

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
820000310030000**

SPECIAL/LIMITED WARRANTY DEED

JPMC Specialty Mortgage, LLC, whose mailing address is **7301 Baymeadows Way, 2nd Floor, Jacksonville, FL 32256, Mail Code: FL5-7317**, hereinafter grantor, for \$92,500.00 (Ninety-Two Thousand Dollars and Five Hundred Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Matthew David Floden** and **Holli Michele Floden**, hereinafter grantees, whose tax mailing address is **518 W GREEN ST., WINTERSET IA 50273-1640**, the following real property:

All that certain parcel of land situate in the County of Madison, State of Iowa, described as follows: Lot Three (3), in Block Ten (10) of West Addition to Winterset, Iowa except the East One (1) foot in width thereof.

Property Address is: 518 W GREEN ST., WINTERSET IA 50273-1640

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Prior instrument reference: _____

Executed by the undersigned on July 21, 2010:

Glenn Rusty Smallwood
JPMC Specialty Mortgage, LLC

By: Glenn Rusty Smallwood

Its: Vice President

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me on July 21, 2010 by Glenn Rusty Smallwood its Vice President on behalf of JPMC Specialty Mortgage, LLC, who is personally known to me or has produced known as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



M. Rachael Singleton
Notary Public M. Rachael Singleton

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170