

Document 2009 711

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Date 3/12/2009 Time 1:20 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$45.60

Rev Stamp# 45 DOV# 43

LISA SMITH, COUNTY RECORDER
MADISON IOWA

INDX ✓
ANNO
SCAN
CHEK

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)

Nicole M. Rose, 2883 Deer Run, Macksburg, IA 50155

Return Document To: (name and complete address)

Nicole M. Rose, 2883 Deer Run, Macksburg, IA 50155

Grantors:

CitiCorp Trust Bank, FSB

Grantees:

Nicole M. Rose

Legal Description: Sec Page 2

TSC# 084518

SPECIAL WARRANTY DEED

For the consideration of One and no/100 ~~_____~~ Dollar(s) and other valuable consideration, CitiCorp Trust Bank, FSB does hereby Convey to Nicole M. Rose* the following described real estate in Madison County, Iowa: *a single person

Parcel "A" located in the SE¼ of th SE¼ of Section 4, Township 74 North, Range 29 West of the 5th P.M., Madison County, Iowa, containing 3.003 acres, such as shown in Plat of Survey filed in Book 3, Page 601 on June 15, 2000, in the Office of the Recorder of Madison County, Iowa.

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: 1-9-09 _____

By: Rachel Demase
Rachel Demase as Closing Coordinator
of SingleSource Property Solutions, as
attorney in fact for CitiCorp Trust Bank, FSB

STATE OF Pennsylvania, COUNTY OF Allegheny _____, ss:

This instrument was acknowledged before me on this 9 day of January, 2009, by Rachel Demase as Closing Coordinator of SingleSource Property Solutions, as attorney in fact for CitiCorp Trust Bank, FSB.

Karen A. Held

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal
Karen A. Held, Notary Public
Baldwin Boro, Allegheny County
My Commission Expires Oct. 24, 2009

Member, Pennsylvania Association of Notaries

_____, Notary Public