

Document 2009 887

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Date 3/26/2009 Time 10:59 AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$173.60

Rev Stamp# 66 DOV# 66

INDX ✓

ANNO

SCAN

LISA SMITH. COUNTY RECORDER
MADISON IOWA

CHEK

SPECIAL WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 105

Recorder's Cover Sheet

109,000.00

Preparer Information:

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

Taxpayer Information:

John C. Melroy and April L. Melroy, 1220 W Court, Winterset, IA 50273

Return Document To:

John C. Melroy and April L. Melroy, 1220 W Court, Winterset, IA 50273

Grantors:

Citimortgage, Inc., f/k/a ABN AMRO Mortgage Group, Inc.

Grantees:

John C. Melroy and April L. Melroy

TSC#080228

SPECIAL WARRANTY DEED

For the consideration of One and no/100----- Dollar(s) and other valuable consideration, Citimortgage, Inc., f/k/a ABN AMRO Mortgage Group, Inc. does hereby Convey John C. Melroy and April L. Melroy, as joint tenants with full rights of survivorship and not as tenants in common the following described real estate in Madison County, Iowa:

Lot Sixteen (16) of CORKREAN'S SECOND ADDITION to the City of Winterset, 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: Feb 5 2009

By: Rachel Demase
Rachel Demase as Closing Coordinator
of Citimortgage, Inc., f/k/a ABN AMRO
Mortgage Group, Inc.

STATE OF Pennsylvania, COUNTY OF Allegheny, ss:
This instrument was acknowledged before me on this 5 day of February, 2009, by
Rachel Demase as Closing Coordinator of Citimortgage, Inc., f/k/a ABN
AMRO Mortgage Group, Inc.

Karen A. Held
, Notary Public

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