



Document 2010 3051

Book 2010 Page 3051 Type 03 001 Pages 2
Date 12/02/2010 Time 1:29 PM
Rec Amt \$14.00 Aud Amt \$5.00
Rev Transfer Tax \$64.80
Rev Stamp# 619 DOV# 693
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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TITLE ORDER NO. 10-45726

SPECIAL WARRANTY DEED

THIS DEED, made this 23rd day of November, 2010, between

US Bank National Association ND

of County of Hennepin, State of Minnesota, Grantor, and

Mark Willis Smith

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whose legal address is 2019 N 1st Street, Winterset, IA 50273, Grantee:

WITNESSETH, that the Grantor for and in consideration of the sum of **Forty-One Thousand and 00/100 (\$41,000.00)**, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the Grantee, his/her heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of ~~Marshall~~ **MADISON** and State **IA** of described as follows:

Lot Six (6) in Block One (1) of Pitzer's Addition to Winterset, Madison County, IA



also known by street and number as: **509 East Filmore Street, Winterset, IA 50273**

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee, his/her heirs and assigns forever. And the Grantor, for themselves/himself/herself, his/her heirs, and personal representatives, does covenant, grant, bargain, and agree to and with the Grantee, his/her heirs and assigns, that at the time of the ensealing and delivery of these presents, he/she is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature whatsoever, except

General taxes for the year 2010 and subsequent years and subject to easements, restrictions, reservations, covenants and rights of way of record, if any.

THIS INSTRUMENT PREPARED BY:
DIRECT TITLE INSURANCE AGENCY, INC.
4251 Kipling Street - Suite 400
Wheat Ridge, Colorado 80033

After Recording and tax bills send to:

QW-1

The Grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the Grantee, his/her heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

US Bank National Association ND

By: Will E. Roppe
Title: Will E. Roppe, Real Estate Officer

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me on the 23 day of Nov, 2010 by Will E Roppe as RE officer of US Bank National Association ND

Corinna L. Duffy
Notary Public

