



Document 2010 3159

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Date 12/13/2010 Time 4:04 PM

Rec Amt \$14.00 Aud Amt \$5.00

Rev Transfer Tax \$55.20

Rev Stamp# 634 DOV# 709

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX  
ANNO  
SCAN  
CHEK

### DEED

#### Recorder's Cover Sheet

**Preparer Information:** (name, address and phone number)

$\frac{2}{2}$  Robert J. Douglas, Jr., 4201 Westown Parkway, Suite 300, West Des Moines, IA 50266, Phone:  
(515) 288-2500 ~~\$35,000~~

**Taxpayer Information:** (name and complete address)

Ben and Rachel Totel, 2965-133<sup>rd</sup> Court, Van Meter, Iowa 50261

$\frac{0}{1}$  **Return Document To:** (name and complete address)

Ben and Rachel Totel, 2965-133<sup>rd</sup> Court, Van Meter, Iowa 50261

**Grantors:**

CU Mortgage Investors, Inc.

**Grantees:**

Ben Totel and Rachel Totel

**Legal Description:** See Page 2

**DEED**

For the consideration of One Dollar(s) and other valuable consideration, CU Mortgage Investors, Inc., a Wisconsin corporation, does hereby convey to Ben Totel and Rachel L. Totel, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot 2 of Woodland Valley Estates Subdivision located in the S1/2 of the NE ¼ of Section 20, and in the SW ¼ of the NW ¼ of Section 21, ALL in Township 77 North, Range 26 West of the 5<sup>th</sup> P.M., Madison County, Iowa, together with an undivided 1/31<sup>st</sup> interest in all common areas as set forth in the Declaration of Association for Woodland Valley Estates Subdivision filed in Book 2006, Page 4296 of the Madison County Recorder's Office



The grantor holds the real estate by title in fee simple; that it, has good and lawful authority to sell and Convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be stated below; and the receiver is signing solely in his capacity as receiver and not personally, and as such shall have no personal liability hereunder; Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate, if any.

Grantor and Grantee both acknowledge that the above property is being conveyed AS IS AND WITH ALL FAULTS and Grantor provides warranties of title solely as to its ownership of the property and those claiming an interest therein through Grantor.

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: December 9, 2010

CU Mortgage Investors, Inc.

By *Robert T. Leblanc*  
Robert T. Leblanc, Authorized Agent

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on December 9, 2010, by Robert T. Leblanc as authorized agent for CU Mortgage Investors, Inc.



*Laura Saavedra*, Notary Public

11/25/12