



Document 2011 248

Book 2011 Page 248 Type 03 001 Pages 2

Date 1/24/2011 Time 1:18 PM

Rec Amt \$14.00 Aud Amt \$5.00

Rev Transfer Tax \$28.80

Rev Stamp# 17 DOV# 20

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓
ANNO
SCAN
CHEK

SPECIAL WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 105

Recorder's Cover Sheet

19500.00

Preparer Information:

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

Taxpayer Information:

James C. Eller, 321 N. 9th St., Winterset, IA 50273

Return Document To:

James C. Eller, 321 N. 9th St., Winterset, IA 50273

Grantors:

Nations Credit Financial Services Corporation d/b/a Equicredit

Grantees:

James C. Eller

Legal Description: See Page 2

TSC#104301

SPECIAL WARRANTY DEED

For the consideration of One and no/100----- Dollar(s) and other valuable consideration, Nations Credit Financial Services Corporation d/b/a Equicredit does hereby Convey to James C. Eller the following described real estate in Madison County, Iowa:

Lot Eight (8) and the East 16 feet of Lot Seven (7) in Block Thirteen and One-half (13½) of PITZER & KNIGHT'S ADDITION to the Town 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: January 18, 2011

By: *Debra Reilly*
DEBRA REILLY, DOC. CONTROL OFFICER
of Select Portfolio Servicing, Inc., f/k/a Fairbanks Capital Corp., as attorney in fact for Nations Credit Financial Services Corporation d/b/a Equicredit

STATE OF Iowa, COUNTY OF Scott Lake, ss:

This instrument was acknowledged before me on this ___ day of January, 2011, by **DEBRA REILLY, DOC. CONTROL OFFICER** of Select Portfolio Servicing, Inc., f/k/a Fairbanks Capital Corp., as attorney in fact for Nations Credit Financial Services Corporation d/b/a Equicredit.

Wanda J L, Notary Public

