



Document 2011 497

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Date 2/18/2011 Time 1:22 PM

Rec Amt \$14.00 Aud Amt \$5.00

Rev Transfer Tax \$57.60

Rev Stamp# 39 DOV# 43

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

1
2

\$3,500

Preparer Information: (Name, address and phone number)

Mark L. Smith, POB 230, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

Brandon Eivins, 209 North Cherry Street, St. Charles, IA 50240

✓

Return Document To: (Name and complete address)

Brandon Eivins, 209 North Cherry Street, St. Charles, IA 50240

Grantors:

BANK OF THE WEST

By *John A. Matuszowski, v.p.*

Grantees:

Brandon Eivins

Legal description: See Page 2

Document or instrument number of previously recorded documents:



SPECIAL WARRANTY DEED

For the consideration of -----\$36,500.00-----

Dollar(s) and other valuable consideration,
Bank of the West, A California Banking Corporation

do hereby Convey to
Brandon Eivins

the following described real estate in MADISON County, Iowa:
 Lot Four (4) in Block Two (2) of Clanton's Addition of 1888 to the Town of St. Charles in Madison County, Iowa.



Grantors do 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 them, except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

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.

STATE OF Nebraska
COUNTY OF Douglas

Dated: 2/16/11

This instrument was acknowledged before me on February 16, 2011 by
John A. Matuszeski,
Vice President

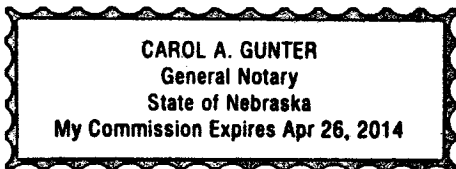
[Signature]
BANK OF THE WEST (Grantor)

[Signature]
CAROL A. GUNTER, Notary Public

By _____ (Grantor)

(Grantor)

(Grantor)



(This form of acknowledgment for individual grantor(s) only)