



Document 2011 706

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Date 3/16/2011 Time 3:55 PM

Rec Amt \$9.00 Aud Amt \$5.00

Rev Transfer Tax \$40.80

Rev Stamp# 69 DOV# 76

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX ✓
ANNO
SCAN
CHEK

✓
PREPARED BY/RETURN TO: BOB SIDDENS, 650 - 42ND ST., DES MOINES, IA 50312 515-274-6210
ADDRESS TAX STATEMENT: JAMES C. ELLER: 321 N. 9th Street, Winterset, IA 50273

$\frac{1}{2}$ 1P

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That **HSBC MORTGAGE SERVICES, INC.**, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration in hand paid do hereby Convey unto **JAMES C. ELLER, single**, the following described real estate, situated in **MADISON** County, Iowa, to wit:

Lot Eight (8), in Block One (1) in West Addition to Winterset, Madison County, Iowa

subject to easements and covenants of record

l/k/a 401 W Green Street, Winterset, IA 50273



Warranties shall run from the date grantor became titleholder of record.

And the grantors do Hereby Covenant with the said grantees, and successors in interest, to Warrant and Defend the said premises against the lawful claims of all persons claiming by, through, or under them, except as may be above stated.

This conveyance is an acknowledgment that all prior mortgages held in the name of the Seller herein merged in the Seller upon transfer of title to same and accordingly stand released.

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 context.

Signed this 1 day March, 2011.

HSBC MORTGAGE SERVICES, INC.

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

} ss

by

Name

Dana M. Sacks

Asst. VP

Title

Asst. Vice President

On this 1 day of March, 2011, before me, Blanche I Stewart, a

Notary Public in and for said State, personally appeared

Name

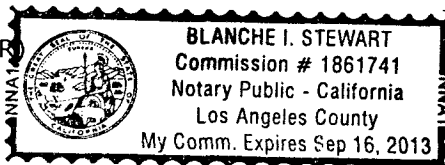
Title

Dana M Sacks
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(DREYER)



Name

Notary