



Document 2011 884

Book 2011 Page 884 Type 03 001 Pages 1
Date 4/07/2011 Time 1:23 PM
Rec Amt \$9.00 Aud Amt \$5.00
Rev Transfer Tax \$132.00
Rev Stamp# 90 DOV# 99
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓
ANNO
SCAN
CHEK

Preparer

Information David M. Erickson, 215 10th St., #1300, Des Moines, IA 50309; (515) 288-2500
Individual's Name Street Address City Phone

\$ 83,000.00

David M. Erickson ISBA # 1507

SPACE ABOVE THIS LINE
FOR RECORDER

1
2

Address Tax Statements: Joshua James Frey and Brittany Lee Frey, 1674-170th St, Winterset, IA 50273
Return to: Joshua James Frey and Brittany Lee Frey, 1674-170th St, Winterset, IA 50273

SPECIAL WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Wells Fargo Bank, N.A., does hereby convey to Joshua James Frey and Brittany Lee Frey, 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:

Parcel A located in the S 1/2 of the NE 1/4 of Section 7, Township 76 North, Range 28 West of the 5th P.M. Madison County, Iowa, more particularly described as follows:
Beginning at the NE corner of the SW 1/4 of the NE 1/4 of Section 7, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa, thence N 89 degrees 55'26" East 330.00 feet; thence S 00 degrees 07'41" West 660.00 feet; thence South 89 degrees 55'26" West 660.00 feet; thence North 00 degrees 07'41" East 660.00 feet to the North line of the SW 1/4 of the NE 1/4 of said Section 7; thence along said North line North 89 degrees 55'26" East 330.00 feet to the point of beginning. Said Parcel A contains 10.00 acres including 0.682 acres of County Road Right of Way.



Grantor only warrants property for the time period in which they held title to subject property.

The 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 grantor, except as may be above stated.

Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated 8 Feb., 2011

Wells Fargo Bank, N.A.,
By: [Signature]
JANENE BRENNAN
Vice President Loan Documentation

STATE OF IA, COUNTY OF Dallas

This instrument was acknowledged before me on 8 February 2011 by Janene Brennan As V.P. of Wells Fargo Bank, N.A.

[Signature]
Notary Public in and for said State

