



Document 2011 1138

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Date 5/05/2011 Time 1:13 PM
Rec Amt \$9.00 Aud Amt \$5.00
Rev Transfer Tax \$107.20
Rev Stamp# 130 DOV# 139

INDX ✓
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

PREPARED BY AND RETURN TO : David R. Elkin, 315 East 5th St., Ste. 5, Des Moines, IA 50309 (515) 244-3188
Send Tax Statements to : Secretary of Veterans Affairs, 210 Walnut Street, Des Moines, Iowa 50309

\$67,190.57

(NW-Neal, Teresa)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT **Nationwide Advantage Mortgage Company**, (hereinafter referred to as "Grantor") acting by and through a duly authorized officer, in consideration of the sum of Twenty-two thousand dollars (\$22,000.00) and other valuable consideration to be paid by **Secretary of Veterans Affairs, his successors and assigns**, (hereinafter referred to as "Grantee") has granted, sold and conveyed, and by these presents does grant, sell and convey unto the said Grantee, all that certain real estate described as follows:

The West 1/2 of Lot Nine (9) of Depot Addition to Town of Winterset, Madison County, Iowa.



TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantor, its successors and assigns, forever and the said Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend the said premises unto the said Grantee, his (or its/her/their) successors and assigns, against every person whomsoever lawfully claiming the same, or any part thereof, by, through or under Grantor, but none other.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be signed by **Karla K. Neel** its **Associate Vice President**, hereunto affixed this 14th day of April, 2011.

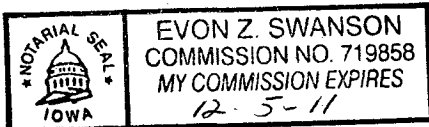
NATIONWIDE ADVANTAGE MORTGAGE COMPANY

By: [Signature]
Karla K. Neel, Associate Vice President

STATE OF IOWA, COUNTY OF POLK, ss:

On this 14th day of April, 2011 before me, the undersigned, a Notary Public in and for the State of Iowa personally appeared **Karla K. Neel** to me personally known, who, being by me duly sworn, did say that she is the **Associate Vice President**, of said corporation executing the within and foregoing instrument, that the seal affixed thereto is the seal of said corporation; that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors; and that the said **Karla K. Neel** as such officer acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

[Signature] Notary Public



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