

BK: 2012 PG: 1098 Type 03 001 Pages 2
Recorded: 4/17/2012 at 4:02:32.0 PM
Fee Amount: \$48.20
Revenue Tax: \$31.20
LISA SMITH RECORDER
Madison County, Iowa

INDX ✓
ANNO
SCAN
CHEK

Rev Stamp# 106 DOV# 110

(This space is for recording only)

After Recording Return To:

True Concept Title Company
4033 Tampa Road #103
Oldsmar, FL 34677

\$ 20,000

Mail Tax Statements to:
Two B Green & Green
2591 Highway 92
Winterset, IA 50273

PREPARED:

P. DeSantis, Esquire
235 W. Brandon Blvd, #191
Brandon, FL 33511
(866) 755-6300

APN #: 890000105040000

T-1414050

SPECIAL WARRANTY DEED

FOR THE CONSIDERATION of Twenty Thousand and 00/100 Dollars (\$20,000.00), receipt of which is acknowledged by KONDAUR CAPITAL CORPORATION, with a business address of One City Blvd West, Suite 1900, Orange, California 92868, **Grantor**, does hereby grant, bargain, sell, convey, and warrant unto TWO B GREEN & GREEN, a business organized in the state of IA, with a business address of 2591 Highway 92, Winterset, IA 50273, **Grantee**; without recourse, representation or warranty except as expressed herein, all its right, title, and interest in the following tract of real estate in Madison County, Iowa to wit:

LOT 6 IN BLOCK 5 OF THE ORIGINAL TOWN OF TRURO IN MADISON COUNTY, IOWA.

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY AS CONVEYED TO KONDAUR CAPITAL CORPORATION BY DEED RECORDED _____ IN BOOK _____, PAGE _____ IN MADISON COUNTY, IOWA.

Property Address: 235 Center Street, Truro, Iowa 50257
The legal description was obtained from a previously recorded instrument.

This deed warrants title only against claims held by, through, or under the grantor, or against encumbrances made or suffered by the grantor, and it cannot be held to warrant title generally against all persons.

GRANTOR does hereby covenant with GRANTEE, and successors in interest, that Grantor holds the real estate by title in fee simple, that it has good and lawful authority to sell and convey the real estate; that the real estate is Free and Clear of all Liens and Encumbrances 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.

The undersigned is executing this Deed on behalf of said Grantor entity and represents and certifies that the undersigned is a duly elected officer, other authorized corporate official, or agent of the Grantor and has been fully empowered by Grantor to execute and deliver this deed, and further certifies that the Grantor has full corporate capacity to convey the real estate described herein, and that all necessary corporate action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal this 24th day of February, 2012.

Recording state does not require witnesses.

KONDAUR CAPITAL CORPORATION

By: Susan K. Gibson

Title: Susan K. Gibson, Liquidations Manager
Authorized Agent

STATE OF CALIFORNIA } COUNTY OF Orange }

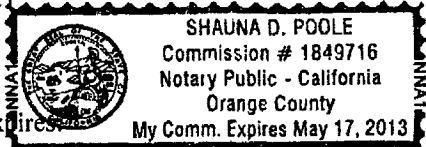
ON THE 24th DAY OF February, 2012, BEFORE ME Shauna D. Poole NOTARY PUBLIC, PERSONALLY APPEARED Susan K. Gibson, Liquidation Manager {TITLE} WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT 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.

Signature Shauna D. Poole (seal)

My Commission Expires



The preparer did not conduct a title search or examination in connection with this instrument on the property described herein, and therefore title is neither warranted nor guaranteed by preparer. The preparer expresses no opinion as to the title the Grantee(s) will receive. The preparer has not had any contact with the Grantor(s) nor Grantee(s) nor was any legal advice given to any party herein. Information contained in this instrument was provided to preparer by an agent for said Grantor and/or Grantee. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. No boundary survey was made at the time of this conveyance. **PREPARER IS NOT RESPONSIBLE FOR CLOSING, the execution of this document, the validity of any power of attorney, if one is being used, the collection of taxes nor the recording of this instrument. Preparer not responsible for typed or hand written additions made to this instrument after its preparation. In some instances, the conveyance amount was not made available to preparer and was added after the preparation of this instrument by agent for Grantor.**