



Document 2012 1904

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Date 6/29/2012 Time 8:07 AM

Rec Amt \$22.00 Aud Amt \$5.00

Rev Transfer Tax \$22.40

Rev Stamp# 191 DOV# 205

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

\$ 14,250.00

Preparer Information: (name, address and phone number)

Charles P. Augustine, BL000015141, Dunakey & Klatt, P.C., 531 Commercial St., Ste 250,
Waterloo, IA 50701, Phone: (319) 232-3304

Taxpayer Information: (name and complete address)

Steven May and Pam May, 922 N. 3rd Ave., Winterset, IA 50273

✓ **Return Document To:** (name and complete address)

Steven May and Pam May, 922 N. 3rd Ave., Winterset, IA 50273

Grantors:

Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP

Grantees:

Steven May and Pam May

Legal Description: See Page 2

TSC#120888

SPECIAL WARRANTY DEED

For the consideration of One and no/100 Dollar(s) and other valuable consideration, Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, does hereby Convey to Steven May and Pam May, husband and wife, the following described real estate in Dallas County, Iowa:

Lot Eight (8) and the East Half (½) of Lot Seven (7), in Block Two (2), of Guiberson's Addition to the Town of Winterset, in Madison County, Iowa.


Subject to easements, restrictions, covenants, ordinances and limited access provisions of record.

The Grantee(s), or purchaser(s), of the Property may not re-sell, record an additional conveyance document, or otherwise transfer title to the Property within 60 days following Grantor's execution of this Deed.

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 it, except as may be above stated, and none other.

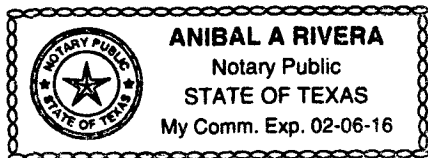
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: June 15, 2012

By: 
Russell Black as AVP
of Bank of America, N.A., successor by
merger to BAC Home Loans Servicing, LP

STATE OF TEXAS, COUNTY OF COLLIN, ss:

This instrument was acknowledged before me on this 15 day of June, 2012, by Russell Black as AVP of Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP.




Anibal A. Rivera, Notary Public