



Document 2012 2374

Book 2012 Page 2374 Type 03 001 Pages 4
Date 8/14/2012 Time 10:13 AM
Rec Amt \$22.00 Aud Amt \$5.00
Rev Transfer Tax \$29.60
Rev Stamp# 247 DOV# 266
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓
ANNO
SCAN
CHEK

TAX STATEMENT TO:

After Recording Return To:

Diane N. Johnson
5978 Rebel Ridge
San Antonio TX
78247

✓ PREPARED BY AND
RETURN TO:
DOUGLAS D DAGGETT
100 E MONT GOMERY
CRESTON IA 50801
641-782-3170

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER

\$ 19,000.00

910000205010000

SPECIAL/LIMITED WARRANTY DEED

JPMorgan Chase Bank, N.A. successor by merger to Chase Home Finance LLC, whose mailing address is 270 Park Avenue, New York, NY, 10017, hereinafter grantor, for \$19,000.00, in consideration paid, conveys to Diane Nan Johnson, a single person, hereinafter grantees, whose tax mailing address is 5978 Rebel Ridge, San Antonio, TX 78247, the real property described on Exhibit A and known as 300 W. North St., Macksburg, Iowa.

Grantor does hereby covenant with Grantee 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.

Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the Grantor acquired title.

This conveyance is made subject to all matters set forth on Exhibit B.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Prior instrument reference: Sheriff's Deed recorded November 9, 2011 in Book 2011 at Page 3009 in the office of the Madison County Recorder.

Executed by the undersigned on August 8th, 2012 :

GRANTOR:
JPMorgan Chase Bank, N.A.
successor by merger to Chase Home Finance LLC

By: _____
Tricia Foldessy
Vice President

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me on August 8, 2012 by Tricia Foldessy its Vice President on behalf of ~~JPMorgan~~ Chase Bank, N.A. successor by merger to Chase Home Finance LLC, who is personally known to me or has produced pmu ~~[INSERT FORM OF IDENTIFICATION IF APPLICABLE]~~ as identification, and furthermore, the aforementioned person has acknowledged that ~~his~~ her signature was ~~his~~ her free and voluntary act for the purposes set forth in this instrument.

Regina M. Upshaw
Notary Public
Regina M. Upshaw

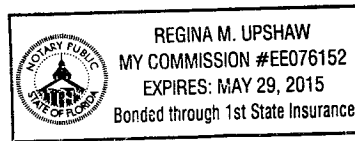


Exhibit A
Legal Description

Lots 1, 2, 7 and 8 and the East Half (E½) of the vacated East-West alley, all in Block 5 of Lee's Addition to the City of Macksburg, Madison County, Iowa

Handwritten signature or initials, possibly "VH" or similar, located at the bottom center of the page.

Exhibit B
Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

a12845.1

A handwritten signature or set of initials, possibly 'Vns', written in black ink.