



Document 2012 2535  
 Book 2012 Page 2535 Type 03 001 Pages 1  
 Date 8/30/2012 Time 12:57 PM  
 Rec Amt \$7.00 Aud Amt \$5.00  
 Rev Transfer Tax \$58.40  
 Rev Stamp# 260 DOV# 281  
 LISA SMITH, COUNTY RECORDER  
 MADISON COUNTY IOWA

INDX ✓  
 ANNO  
 SCAN  
 CHEK

*E* Return to: *a*  
 Preparer Information Jeffrey Thomas, Northwest Bank, 101 W 5<sup>th</sup> St., Spencer, Iowa, Phone: 712-262-4100  
 SPACE ABOVE THIS LINE FOR RECORDER

Address Tax Statements: Brian K Hill, 6618 Nebo Hills Road, Liberty, MO 64068  
 \$37,000 REO#772  
**SPECIAL WARRANTY DEED**

For the consideration of One (\$1.00)----- Dollar(s) and other valuable consideration, **NORTHWEST BANK f/k/a Northwest Federal Savings Bank**, a bank organized under the laws of the State of Iowa, fka and successor by conversion to Northwest Bank, a bank organized under the laws of the US, does hereby convey to **Brian K Hill, a married individual**, the following described real estate in **Madison** County, Iowa:

**Parcel "E" located in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-Six (26), Township Seventy-Six (76) North, Range Twenty-Seven (27) West of the 5<sup>th</sup> P.M., Madison County Iowa, as shown in Plat Survey filed in Book 3, Page 291, on July 9, 1998 in the office of the Recorder of Madison County Iowa.**



Grantors do 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 them, 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.

This real property is being conveyed "As Is" "Where Is" "With all Faults" as of the date of this deed without any representation or warranty whatsoever as to its condition, fitness for any particular purpose, merchantability or any other warranty express or implied. Grantee is acquiring this property based solely upon Grantee's own independent investigations and inspections of the property and not in reliance on any information provided by Grantor. Grantor specifically disclaims any warranty, guaranty or representation oral or written, except as otherwise stated herein, past or present, express or implied concerning the property. This conveyance is subject to all covenants and easements, if any, against the property.

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: August 28, 2012

NORTHWEST BANK, f/k/a  
 NORTHWEST FEDERAL SAVINGS BANK  
 BY: Jeffrey K Thomas  
 Jeffrey K Thomas, Ass't Vice President  
 BY: Susan Boblit  
 Susan Boblit, Ass't. Vice President

STATE OF IOWA )  
 ) ss:  
 COUNTY OF CLAY )

On this 28 day of August, A.D. 2012, before me, a notary public in and for said county, personally appeared Jeffrey K Thomas and Susan Boblit, to me personally known, who being by me duly sworn did say that that person is Ass't Vice President and Ass't. Vice President, respectively, of said corporation and that said instrument was signed on behalf of the said corporation by authority of its board of directors and the said Jeffrey K Thomas and Susan Boblit, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it voluntarily executed.

Debbie M. Elser  
 Notary Public in the State of Iowa

