



Document 2012 3146

Book 2012 Page 3146 Type 03 001 Pages 3  
Date 10/19/2012 Time 11:18 AM  
Rec Amt \$17.00 Aud Amt \$5.00  
Rev Transfer Tax \$72.80  
Rev Stamp# 323 DOV# 342  
LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX ✓  
ANNO  
SCAN  
CHEK

Commitment Number: \_\_\_\_\_  
Seller's Loan Number: PAS 0302423546B

This instrument prepared by: Gerald P. Schutte, 2322 E. Kimberly Road, Ste 120W, Davenport, IA 52807, Phone: (563) 359-3591

Address Tax Statement to: Andrew McDonald, 2719 Millstream Avenue, Peru, IA 50222

✓ After Recording Return To: Andrew McDonald, 2719 Millstream Avenue, Peru, IA 50222

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER

820004400100000

43248208

\$45,900

**SPECIAL/LIMITED WARRANTY DEED**

WELLS FARGO BANK, N.A., whose mailing address is 8480 Stagecoach Circle, Frederick, Maryland, 21701, hereinafter grantor, for (\$1.00) One and No/100-----Dollars in consideration paid, grants with covenants of limited warranty to **ANDREW McDONALD, a single person**, hereinafter grantee, whose tax mailing address is 2719 Millstream Avenue, Peru, Iowa, the following real property:

**Lot 11 of Croft Court Addition of the City of Winterset, Madison County, Iowa.**



Property Address is: **411 Buchanan Street, Winterset, IA 50273**

Seller 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 seller acquired title.

The real property described above is conveyed subject to the following All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

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 grantee forever.

Prior instrument reference: **Book 2012, Page 792, Records of the Madison County Recorder**

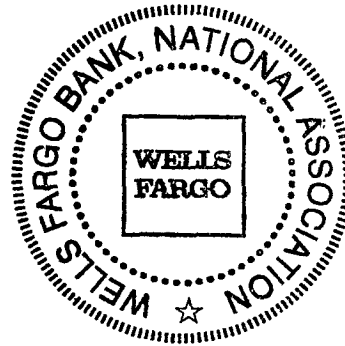
Executed by the undersigned on October 3, 2012:

WELLS FARGO BANK, N.A.

By: x Anne McFadden

Name: Anne McFadden  
Vice President

Its: \_\_\_\_\_



See Attached Notary Acknowledgment

STATE OF Iowa, COUNTY OF Dallas )ss.

This instrument was acknowledged before me on this 3rd day of October,  
2012, by Anne McFadden as VP of said corporation.

Kelli Harryman  
), Notary Public

