



Document 2013 415

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Date 2/06/2013 Time 11:02 AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$5.60

Rev Stamp# 32

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX ✓  
ANNO ✓  
SCAN  
CHEK

✓ Prepared by and Return to: James E. Nervig Attorney at Law, 6701 Westown Parkway, Suite 100, West Des Moines, IA 50266 515-274-1450  
Address Tax Statement: Rollie Robins, 371 Long Street, Patterson, IA 50218

\$ 3,900.<sup>00</sup>

### SPECIAL WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, HF 1, an Iowa partnership consisting of two partners, Tristan Frank and Christine Frank, as grantor, does hereby convey to Rollie Robins, as grantee, all of the grantor's right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

Patterson Original Town Block 4 East 26 feet of Lot 7 and all of Lot 8  
Parcel ID # 950 950000104050000  
Patterson, Iowa

This Deed is given in fulfillment of a Real Estate Contract, dated September 3, 2010, and filed of record on September 20, 2010, in Book 2010 Page 2265, in the office of the Recorder of Madison County, Iowa.

Grantor does Hereby Covenant with grantee, and successors in interest, that grantor will Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under the grantor; provided that grantor makes no warranty, express or implied, with regard to any claims that may be made against the real estate, or against title to the real estate, except as to matters occurring after the recording of the deed to the grantor.

Dated: 1/31/13

HF 1

By:   
Tristan Frank, Partner

~~California~~ <sup>Iowa</sup>  
STATE OF IOWA, COUNTY OF ~~MONTEREY~~ <sup>POLK</sup>

This instrument was acknowledged before me on ~~January 28~~ <sup>1/31</sup>, 2013, by Tristan Frank, as partner of HF 1, an Iowa partnership consisting of two partners, Tristan Frank and Christine Frank.

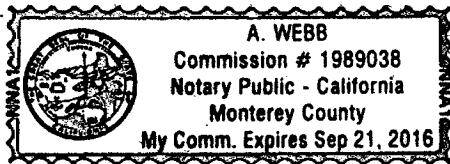


[Signature]  
Notary Public 1-31-13

HF 1  
By: [Signature]  
Christine Frank, Partner

STATE OF California, COUNTY OF Monterey

This instrument was acknowledged before me on January 28, 2013, by Christine Frank, as partner of HF 1, an Iowa partnership consisting of two partners, Tristan Frank and Christine Frank.



[Signature]  
Notary Public

**APPROVAL OF SPECIAL WARRANTY DEED:**

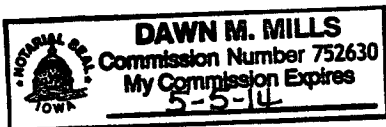
The foregoing Deed is approved by JCG Land Services, Inc., as Receiver appointed pursuant to Court Order entered on May 8, 2012, in Polk County District Court Equity No. CE 70192.

JCG Land Services, Inc.

By: [Signature]  
Name: Carrol D. McCracken  
Title: President  
Date:

STATE OF IOWA, STORY COUNTY

This instrument was acknowledged before me on 5 FEBRUARY 2013, by Carrol McCracken, as President of JCG Land Services, Inc.



[Signature]  
Notary Public