



Document 2013 558

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Date 2/21/2013 Time 2:07 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$65.60

Rev Stamp# 46 DOV# 43

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

\$4,500

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)

Jon VanRoekel, 24154 330th Lane, Adel, Ia 50003

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

Jon VanRoekel, 24154 330th Lane, Adel, Ia 50003

Grantors:

CitiMortgage, Inc.

Grantees:

Jon VanRoekel

Legal Description: See Page 2

TSC#126454

SPECIAL WARRANTY DEED

For the consideration of One and no/100----- Dollar(s) and other valuable consideration CitiMortgage, Inc., does hereby Convey to Jon VanRoekel, the following described real estate in Madison County, Iowa:

Lot Ten (10) in Block Three (3) of W. A. Jenkins Addition to the Town of Winterset, Madison County, Iowa, AND That part of Hutchings Street described as beginning at the Southeast corner of Lot Ten (10), Block Three (3), W. A. Jenkin's Addition to the City of Winterset, Madison County, Iowa; thence South 17.0 feet; thence West 66 feet; thence North 17.0 feet to the Southwest corner of said Lot Ten (10); thence East 66 feet, along the South line of said Lot Ten (10) to the point of beginning.

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

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.

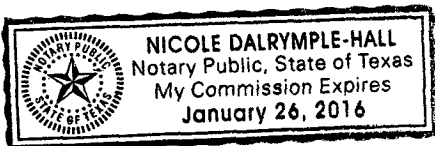
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: February 19, 2013

By: [Signature]
Charlotte Elliott as v.p.
of National Default REO Services, a Delaware Limited Liability Company, d/b/a First American Asset Closing Services ("FAACS"), as attorney in fact for CitiMortgage, Inc.

STATE OF Texas, COUNTY OF Dallas, ss:

This instrument was acknowledged before me on this 19 day of February, 2013, by Charlotte Elliott as v.p. of National Default REO Services, a Delaware Limited Liability Company, d/b/a First American Asset Closing Services ("FAACS"), as attorney in fact for CitiMortgage, Inc.



[Signature], Notary Public