



Document 2013 948

Book 2013 Page 948 Type 03 001 Pages 2

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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$55.20

Rev Stamp# 87 DOV# 88

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

\$35,000

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)

Kelly McKibbin, 1836 Adair-Madison Ave., Dexter, IA 50070

Return Document To: (name and complete address)

~~Kelly McKibbin, 1836 Adair-Madison Ave., Dexter, IA 50070~~

First State Bank, 215 N Division, PO Box 400, Stuart IA 50250

Grantors:

Residential Funding Company, LLC, f/k/a Residential Funding Corporation

Grantees:

Kelly McKibbin

Legal Description: See Page 2

TSC#113692

SPECIAL WARRANTY DEED

For the consideration of One and no/100----- Dollar(s) and other valuable consideration Residential Funding Company, LLC, f/k/a Residential Funding Corporation, does hereby Convey to Kelly McKibbin, the following described real estate in Madison County, Iowa:

A tract of land described as follows: Commencing at the Southwest corner of the Northeast Quarter (1/4) of Section Twenty-eight (28) in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence North 994.60 feet along the Quarter of Section line, thence South 81°11' East 1,345.7 feet along the centerline of a Country Road, thence South 00°18' West 17.60 feet to the point of beginning; thence North 55°30' East 264.30 feet, thence North 04°15' East 196.60 feet, thence North 88°43' West 230.60 feet, thence South 00°18' West 350.90 feet along the West line of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twenty-eight (28) to the point of beginning, containing 1.3938 acres and situated in said Southeast Quarter (1/4) of the Northeast Quarter (1/4).

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

The Grantor is member-managed; the sale and conveyance of the real estate is made in the ordinary course of the business of the Grantor; and the person executing this instrument on behalf of the Grantor is duly authorized to do so.

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: March 26, 2013

By: [Signature]
Scott Buskirk as Authorized Officer
of Residential Funding Company, LLC, f/k/a
Residential Funding Corporation

^{AF TEXAS}
STATE OF ~~IOWA~~, COUNTY OF Dallas, ss:

This instrument was acknowledged before me on this 26 day of March, 2013, by Scott Buskirk as authorized officer of Residential Funding Company, LLC, f/k/a Residential Funding Corporation.

[Signature]
, Notary Public

