



Document 2013 1270

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Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$44.00
Rev Stamp# 123 DOV# 122

INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

SPECIAL WARRANTY DEED
Recorder's Cover Sheet

\$28,000

Preparer Information: Kara M. Sinnard
Whitfield & Eddy, P.L.C.
317 Sixth Avenue, Suite 1200
Des Moines, IA 50309
(515) 288-6041

Taxpayer Information: Kevin & Kathy Johnson
1783 Maple Ct.
Winterset, IA 50273

Return Address: Covered Bridge Realty
104 N 1st Avenue
Winterset, IA 50273

Grantors: Wells Fargo Bank, National Association

Grantees: Kevin Johnson & Kathy Johnson

Legal Description: Lot Nine (9) of Covered Bridge Estates, a Subdivision located in Sections Twelve (12) and Thirteen (13) of Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and in Sections Seven (7) and Eighteen (18) of Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa



Parcel Number, if known:

Document or instrument number if applicable:

SPECIAL WARRANTY DEED

For the consideration of One Dollar, and other valuable consideration, **WELLS FARGO BANK, NATIONAL ASSOCIATION**, does hereby convey to **KEVIN JOHNSON and KATHY JOHNSON**, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot Nine (9) of Covered Bridge Estates, a Subdivision located in Sections Twelve (12) and Thirteen (13) of Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and in Sections Seven (7) and Eighteen (18) of Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

The real estate is being sold "AS IS", "WHERE IS" and "WITH ALL FAULTS" without any representation or warranty whatsoever as to its condition, fitness for any particular purpose, merchantability or any other warranty, express or implied, except that Grantor is the owner of the real estate. 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 this property. This conveyance is subject to and together with easements, restrictions, covenants, and reservations of record.

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.

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

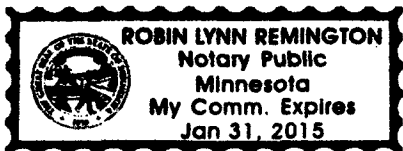
Dated: April 23, 2013

Wells Fargo Bank, National Association

By: William S. Schapiro
William S. Schapiro, Vice President

STATE OF MINNESOTA, COUNTY OF HENNEPIN, ss:

This instrument was acknowledged before me on the 23rd day of April, 2013, by William S. Schapiro as Vice President of Wells Fargo Bank, National Association.



Robin Lynn Remington
Notary Public - State of Minnesota