



Document 2013 1558

Book 2013 Page 1558 Type 03 001 Pages 3  
Date 5/30/2013 Time 12:19 PM  
Rec Amt \$17.00 Aud Amt \$10.00  
Rev Transfer Tax \$74.40  
Rev Stamp# 149 DOV# 149

INDX ✓  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

\$47,000

**SPECIAL WARRANTY DEED**  
Recorder's Cover Sheet

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

**Taxpayer Information:** Leo P. King  
1724 W Summit  
Winterset, IA 50273

✓ **Return Address:** Covered Bridge Realty  
104 N 1<sup>st</sup> Avenue  
Winterset, IA 50273

**Grantors:** Wells Fargo Bank, National Association

**Grantees:** Leo P. King

**Legal Description:** See page 2

**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 **LEO P. KING** the following described real estate in Madison County, Iowa:

*Lots Thirteen (13), Fourteen (14), Fifteen (15), and Sixteen (16) 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 5<sup>th</sup> 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 5<sup>th</sup> P.M., Madison County, Iowa.*

*and*

*A tract of land lying west of Highway #169 and located in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twelve (12), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 5.040 acres, more or less, as shown as part of survey filed on November 4, 2004, in Book 2004, Page 5232 of the records of the Recorder of 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.*

*Subject to and together with easements, restrictions, covenants, and reservations of record.*

Grantor does hereby covenant with grantee and successors in interest to warrant and defend the real estate against the lawful claims of all persons claiming by, through or under it, but not otherwise.

[Remainder of page intentionally left blank.]

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.

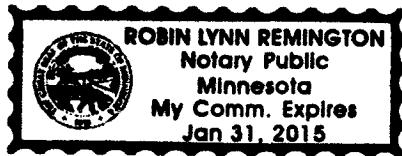
Dated: 5-23-2013

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 23<sup>rd</sup> day of May, 2013, by William S. Schapiro as Vice President of Wells Fargo Bank, National Association.



Robin Lynn Remington  
Notary Public - State of Minnesota