



Document 2013 1599

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Date 6/03/2013 Time 3:06 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$100.00

Rev Stamp# 155 DOV# 156

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX ✓  
ANNO  
SCAN  
CHEK

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

\$ 63,000.00

**Preparer Information:**

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

**Taxpayer Information:**

Thomas S. Jack  
2705 NW 10<sup>th</sup> Court  
Ankeny, IA 50023-1070

**Return Address:**

Covered Bridge Realty  
104 N 1<sup>st</sup> Avenue  
Winterset, IA 50273

**Grantors:**

Wells Fargo Bank, National Association

**Grantees:**

Thomas S. Jack and Jennifer N. Jack

**Legal Description:**

Lots Seventeen (17) and Eighteen (18) 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

**Parcel Number, if known:**

**Document or instrument  
number if applicable:**

213

## SPECIAL WARRANTY DEED

For the consideration of One Dollar, and other valuable consideration, **WELLS FARGO BANK, NATIONAL ASSOCIATION**, does hereby convey to **THOMAS S. JACK and JENNIFER N. JACK**, 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:

*Lots Seventeen (17) and Eighteen (18) 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.*



*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.

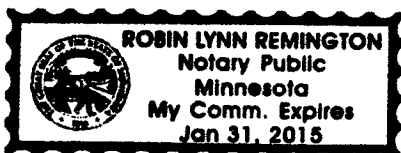
Dated: 5-20-2013

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 20<sup>th</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