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This instrument prepared by Christopher- Change of Title, Inc., 160 S. Old Springs Road, Suite 260, Anaheim Hills, CA 92808 (866) 550-3156

Return To: DataQuick Title, 6 Campus Circle, Suite 430, Westlake, TX 76262

Send Tax Stmt To: WELLS FARGO FINANCIAL IOWA 3, INC., ONE HOME CAMPUS, MAC X2301-03R, DES MOINES, IA 50328

DEED IN LIEU OF FORECLOSURE

RSS# 1231752

KNOW ALL MEN BY THESE PRESENTS, that **EVELYN V. JACKSON, A SINGLE PERSON**, hereinafter called grantor, for **\$135,018.20** and Other Valuable Consideration, and the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **WELLS FARGO FINANCIAL IOWA 3, INC.**, whose address is ONE HOME CAMPUS, MAC X2301-03R, DES MOINES, IA 50328, hereinafter called grantee, and unto grantee's successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining, situated in the County of Madison, State of Iowa, described as follows:

ALL THAT PART OF THE EAST 64 RODS OF THE FRACTIONAL NORTHWEST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF SECTION FIVE (5) IN TOWNSHIP SEVENTY-FOUR (74) NORTH, RANGE TWENTY-SIX (26), WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, LYING WEST OF THE CENTER OF THE COUNTY ROAD.

BEING THE SAME PROPERTY CONVEYED TO EVELYN V. JACKSON FROM CENDANT MOBILITY FINANCIAL CORPORATION BY WARRANTY DEED FILED JUNE 11, 2003 IN BOOK 2003, PAGE 3396.

Locally known as: 2948 SETTLERS TRAIL, SAINT CHARLES, IA 50240

APN: 770160524010000

Exempt from transfer tax pursuant to Section 428A.2(18) of the Code of Iowa.

To have and to hold the same unto the said grantee and grantee's successors and assigns forever.

This deed is absolute in effect and conveys fee simple title of the premises above described to the grantee and does not operate as a mortgage, deed of trust or security of any kind.

This deed does not affect a merger of the fee ownership and the lien of the mortgage described below. The fee and lien shall hereafter remain separate and distinct.

By acceptance and recording of this deed, grantee covenants and agrees that it shall forever forbear taking any action whatsoever to collect against grantor on the obligations which are secured by the mortgage/deed of trust (referred to herein as "mortgage") described below, other than by foreclosure of that mortgage; and, that in any proceeding to foreclose that mortgage, grantee shall not seek, obtain or permit a deficiency judgment against grantors, their heirs, successors or assigns, such right being hereby waived. This paragraph shall be inapplicable in the event that grantor attempts to have this deed set aside or this deed is determined to transfer less than fee simple title to grantee.

Grantor does hereby assign and transfer to grantee any equity of redemption and statutory rights of redemption concerning the real property and the mortgage described below.

Grantor is not acting under any misapprehension as to the legal effect of this deed, nor under duress, undue influence or misrepresentation of grantee, its agent, attorney or any other person. Grantor declares that this conveyance is freely and fairly made. SEE ESTOPPEL AFFIDAVIT ATTACHED AS EXHIBIT "A".

The true and actual consideration for this transfer consists of \$135,018.20 and Other Valuable Consideration and grantee's waiver of its right to bring an action against grantor based on the promissory note secured by the mortgage hereinafter described and agreement not to name the grantor as a party to a foreclosure action as stated above with respect to that certain mortgage signed on 02/25/2005, by EVELYN V. JACKSON, A SINGLE PERSON, in favor of WELLS FARGO FINANCIAL IOWA 3, INC., and recorded as Book 2005, Page 945 real property records of the Recorder of Madison County, Iowa, on 03/04/2005.

In construing this deed and where the context so requires, the singular includes the plural and the plural includes the singular and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 14th day of June, 2013.

Evelyn V. Jackson
EVELYN V. JACKSON

STATE OF ~~IOWA~~ Nevada)
COUNTY OF Washoe) SS.

This instrument was acknowledged before me on 14th day of June, 2013, by EVELYN V. JACKSON.

Waneda M. Martin
Notary Public
My Commission Expires: 4-6-14



This affidavit is made for the protection and benefit of **WELLS FARGO FINANCIAL IOWA 3, INC.**, its successors and assigns, and all other parties hereafter dealing with or who may acquire an interest in the property herein described.

That affiant will testify, declare, depose, or certify before any competent tribunal, officer, or person, in any case now pending or which may hereafter be instituted, to the truth of the particular facts hereinabove set forth.

I/WE (THE BORROWERS) UNDERSTAND THAT I/WE HAD A RIGHT TO OBTAIN LEGAL ADVICE BEFORE SIGNING THE AFORESAID DEED. I / WE HAVE EITHER DONE SO OR HAVE ELECTED TO PROCEED WITHOUT LEGAL ADVICE.

Dated: 14 June 2013

Evelyn V. Jackson
EVELYN V. JACKSON

Subscribed and sworn to before me this 14th day of June, 2013, by EVELYN V. JACKSON.

Waneda M. Martin
Notary Public
My Commission Expires: 4-6-14

