



Document 2013 2754

Book 2013 Page 2754 Type 03 001 Pages 1

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Rec Amt \$7.00 Aud Amt \$5.00

INDX ✓
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

✓

When Filed Return To:
Cathy M. Acri, Paralegal
Davis Brown Law Firm
The Davis Brown Tower
215 10th Street, Suite 1300
Des Moines, IA 50309
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Preparer Information David M. Erickson, 215 10th Street, Suite 1300, Des Moines, IA 50309, (515) 288-2500

Individual's Name	Street Address	City	Phone
David M. Erickson ISBA # 001507		WF/Swenson, Steven & Lori	

SPACE ABOVE THIS LINE
FOR RECORDER

Address Tax Statements: Secretary of Housing and Urban Development of Washington, D.C.,
its successors and/or assigns of Oklahoma City, Oklahoma
c/o Michaelson, Connor and Boul
4400 Will Rogers Parkway, Suite 300, Oklahoma City, OK 73108

**WARRANTY DEED
(CORPORATE GRANTOR)**

For the consideration of Zero Dollars and other valuable consideration, Wells Fargo Bank, N.A. successor by merger with Wells Fargo Home Mortgage, Inc., a corporation organized and existing under the laws of Iowa does hereby Convey to the Secretary of Housing and Urban Development, its successors and assigns the following described real estate in Madison County, Iowa:

**LOT 5 IN BLOCK 4 IN RAILROAD ADDITION TO THE CITY OF
WINTERSET, MADISON COUNTY, IOWA.**

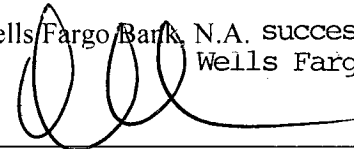
Conveyance is without consideration as Grantor is the servicer of the loan for the Secretary of Housing and Urban Development in FHA Case No. 161-2081199, therefore no transfer tax, Groundwater Hazard Statement, or Declaration of Value is required pursuant to Section 428A.2(21), Iowa Code.

The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

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

Dated: August 6, 2013

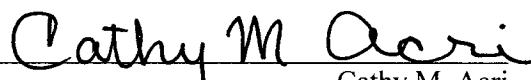
Wells Fargo Bank, N.A. successor by merger with
Wells Fargo Home Mortgage, Inc.

By: 
David M. Erickson, Attorney-in-Fact

STATE OF IOWA, POLK COUNTY, ss:

On this 6th day of August, 2013, before me, the undersigned, a Notary Public in and for said State, personally appeared David M. Erickson, to me known to be the identical person named in and who executed the foregoing record, and acknowledged that the person, as the Attorney-in-Fact, executed the record as the voluntary act and deed of the person and of such Attorney-in-Fact.




Cathy M. Acri
Notary Public in and for said State
My commission expires on 11-16-13.