



Document 2014 244

Book 2014 Page 244 Type 03 001 Pages 6
Date 1/31/2014 Time 3:54 PM
Rec Amt \$32.00 Aud Amt \$5.00
Rev Transfer Tax \$292.80
Rev Stamp# 37 DOV# 39

INDX ✓
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

Prepared By:

Ginali Associates PC
947 N. Plum Grove Road
Schaumburg, IL 60173

847-517-4310

E ✓ After Recording Return To:

Ron F. Hager and Jean R. Hager
32317 N Ave
Adel IA 50003

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
520100840025000**

SPECIAL/LIMITED WARRANTY DEED ✕

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, whose mailing address is 7301 Baymeadows Way, Jacksonville, FL 32256 hereinafter grantor, for **One Hundred Eighty-Three Thousand One Hundred Fifty Dollars (\$183,150.00)**, in consideration paid, conveys to **Ron F. Hager and Jean K. Hager**, Married, as Joint Tenants, hereinafter grantees, whose tax mailing address is 32317 N Ave. Adel IA 50003, the real property described on Exhibit A and known as 2331 St Charles Rd, Winterset, IA 50273.

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 Grantor, except as may be above stated.

Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the Grantor acquired title.

This conveyance is made subject to all matters set forth on Exhibit B.

Sf

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Prior instrument reference: Sheriff's Deed Recorded on 5/16/2012; Book: 2012 Page: 1429

Executed by the undersigned on January 23, 2014

GRANTOR:

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

By: Shannon Flanigan
Name: Shannon Flanigan
Title: Vice President 1/23/14

STATE OF _____
COUNTY OF _____

See Attached SF
Notary Acknowledgement

The foregoing instrument was acknowledged before me on _____, 2014 by _____ its _____ on behalf of **JPMORGAN CHASE BANK, NATIONAL ASSOCIATION** who is personally known to me or has produced as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

Notary Acknowledgement

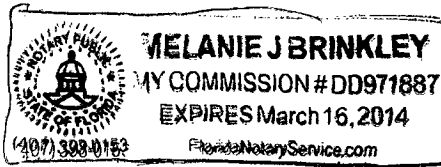
JK

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this January 23, 2014, by Shannon Flanigan, the Vice President of JPMorgan Chase Bank, NA, a National Association organized under the laws of the United States of America. He/she is personally known to me.

X Melanie J. Brinkley
Notary Public



(seal)

Printed Name: Melanie J. Brinkley

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Exhibit A
Legal Description

Lot One (1) of Roberts Acres Subdivision, located in the Northwest Quarter (NW ¼)
of Section Eight (8), Township Seventy-Five (75) North, Range Twenty-seven (27) West of the
5th P.M., Madison County, Iowa



✍
Exhibit B
Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.