



Document 2014 360

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Date 2/13/2014 Time 1:51 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$40.00

Rev Stamp# 48 DOV# 51

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK

SPECIAL WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 105
Recorder's Cover Sheet

#25,500.00

Preparer Information: (name, address and phone number)

Charles P. Augustine, BL000015141, Klatt Law Firm, P.C., 531 Commercial St., Ste 250, Waterloo, IA 50701, Phone: (319) 232-3304

Taxpayer Information: (name and complete address)

Randy Archer, 3195 Cumming Road, Cumming, IA 50061

Return Document To: (name and complete address)

Randy Archer, 3195 Cumming Road, Cumming, IA 50061

Grantors:

50 BY 50 REO, LLC

Grantees:

Randy Archer

Legal Description: See Page 2

TSC#133607

SPECIAL WARRANTY DEED

For the consideration of One and no/100----- Dollar(s) and other valuable consideration **50 BY 50 REO, LLC**, does hereby Convey to Randy Archer, the following described real estate in Madison County, Iowa:

The West 57 feet of the South 148 ½ feet of Lot 6, Depot Addition, Winterset, Madison County, Iowa.

Subject to easements, restrictions, covenants, ordinances and limited access provisions of record.

The Grantor is manager-managed; the sale and conveyance of the real estate is made in the ordinary course of the business of the Grantor; and the person executing this instrument on behalf of the Grantor is duly authorized to do so.

Grantor does 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 it, except as may be above stated, and none other.

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

Dated: 1-28-2014

By: [Signature]
President
of Green River Capital LLC as attorney in fact for 50 BY 50 REO, LLC

STATE OF Ut, COUNTY OF Scott, ss:

This instrument was acknowledged before me on this 28 day of January, ~~2013~~ 2014, by President of Green River Capital, LLC as attorney in fact for 50 BY 50 REO, LLC.

[Signature]
, Notary Public

