



Document 2014 436

Book 2014 Page 436 Type 03 001 Pages 4
Date 2/26/2014 Time 11:43 AM
Rec Amt \$22.00 Aud Amt \$5.00
Rev Transfer Tax \$36.80
Rev Stamp# 54 DOV# 57

INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

After Recording Return To:

VE

Mark Hawkins and Kayla Hawkins
722 W. Court Ave.
Winterset, IA 50273

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

\$ 23,500.00

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 820000114010000

SPECIAL/LIMITED WARRANTY DEED

The Bank of New York Mellon Trust Company, N.A., f/k/a The Bank of New York Trust Company, N.A., as successor in interest to JP Morgan Chase Bank, N.A., f/k/a JPMorgan Chase Bank as Trustee for Mastr Alternative Loan Trust 2003-5, Mortgage Pass-Through Certificates, Series 2003-5, whose mailing address is 7301 Baymeadows Way, Jacksonville, FL 32256, hereinafter grantor, for \$23,500.00, in consideration paid, conveys to Mark Hawkins and Kayla Hawkins, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, hereinafter grantees, whose tax mailing address is 722 W. Court Ave. Winterset, IA 50273, the real property described on Exhibit A and known as 222 N 4th St. 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.

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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: **Book 2013, Page 2247**

Executed by the undersigned on Feb. 19, 2014:

GRANTOR:

JPMorgan Chase Bank, N.A., as attorney in fact for The Bank of New York Mellon Trust Company, N.A., f/k/a The Bank of New York Trust Company, N.A., as successor in interest to JP Morgan Chase Bank, N.A., f/k/a JPMorgan Chase Bank as Trustee for Mastr Alternative Loan Trust 2003-5, Mortgage Pass-Through Certificates, Series 2003-5

By: [Signature] 2/19/2014
Name:
Title: **Ryan Yaites**
Vice President

STATE OF Texas
COUNTY OF Denton

The foregoing instrument was acknowledged before me on February 19, 2014 by Ryan Yaites its Vice President on behalf of JPMorgan Chase Bank, N.A., as attorney in fact for The Bank of New York Mellon Trust Company, N.A., f/k/a The Bank of New York Trust Company, N.A., as successor in interest to JP Morgan Chase Bank, N.A., f/k/a JPMorgan Chase Bank as Trustee for Mastr Alternative Loan Trust 2003-5, Mortgage Pass-Through Certificates, Series 2003-5, who is personally known to me or has produced AW as identification, and furthermore, the aforementioned person has acknowledged that his signature was his free and voluntary act for the purposes set forth in this instrument.

[Signature]
Notary Public

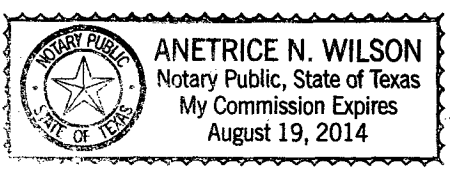


Exhibit A ³
Legal Description

Lot One (1) in Block Fourteen (14) of the Original Town of Winterset, Madison County, Iowa.

Exhibit B ⁷
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.