



Document 2014 1154

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Date 5/16/2014 Time 12:34 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$55.20

Rev Stamp# 154 DOV# 159

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK

\$35,000

SPECIAL WARRANTY DEED

Recorder's Cover Sheet

Preparer Information:

Kara M. Sinnard
Whitfield & Eddy, P.L.C.
317 Sixth Avenue, Suite 1200
Des Moines, IA 50309
(515) 288-6041

Taxpayer Information:

James C. Eller
409 N. 1st Street
Winterset, IA 50273

✓ **Return Address:**

James C. Eller
409 N. 1st Street
Winterset, IA 50273

Grantors:

Wells Fargo Bank, National Association

Grantees:

James C. Eller

Legal Description:

See page 2

Parcel Number, if known:

**Document or instrument
number if applicable:**

SPECIAL WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, **WELLS FARGO BANK, NATIONAL ASSOCIATION** does hereby convey to **JAMES C. ELLER** the following described real estate in Madison County, Iowa:

Lot Forty-seven (47) of Covered Bridge Estates, a Subdivision located in Sections Twelve (12) and Thirteen (13) of Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and in Sections Seven (7) and Eighteen (18) of Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT Lots A and B, located therein.



The real estate is being sold "AS IS", "WHERE IS" and "WITH ALL FAULTS" without any representation or warranty whatsoever as to its condition, fitness for any particular purpose, merchantability or any other warranty, express or implied, except that Grantor is the owner of the real estate. Grantee is acquiring this property based solely upon Grantee's own independent investigations and inspections of the property and not in reliance on any information provided by Grantor. Grantor specifically disclaims any warranty, guaranty or representation, oral or written, except as otherwise stated herein, past or present, express or implied, concerning this property. This conveyance is subject to and together with easements, restrictions, covenants, and reservations of record.

Subject to and together with easements, restrictions, covenants, and reservations of record.

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 it, but not otherwise.

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

Dated: May 12, 2014

Wells Fargo Bank, National Association

By: William S. Schapiro
William S. Schapiro, Vice President

STATE OF MINNESOTA, COUNTY OF HENNEPIN, ss:

This instrument was acknowledged before me on the 12th day of May, 2014, by William S. Schapiro as Vice President of Wells Fargo Bank, National Association.

Robin Lynn Remington
Notary Public - State of Minnesota

