



Document 2014 1186

Book 2014 Page 1186 Type 03 001 Pages 4
Date 5/20/2014 Time 2:20 PM
Rec Amt \$22.00 Aud Amt \$5.00
Rev Transfer Tax \$108.00
Rev Stamp# 159 DOV# 164
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓
ANNO
SCAN
CHEK

✓ After Recording Return To:

Booth Law Firm
122 W Jefferson
Osceola, IA 50213
(641) 342-2619

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
890001300040000

MOK 2384

SPECIAL/LIMITED WARRANTY DEED

JPMorgan Chase Bank, N.A.* whose mailing address is 1400 E. Newport Center Dr, Deerfield Beach, FL 33442, hereinafter grantor, for \$68,000.00, in consideration paid, conveys to Daniel Francis Perlowski, hereinafter grantees, whose tax mailing address is 460⁵nd Street, Truro, IA 50257, the real property described on Exhibit A and known as 460 2nd Street, Truro, IA 50257.

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.

* Successor by merger
to Chase Home Finance LLC

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: Doc# 2013 199
Book Page

Executed by the undersigned on May 16th, 2014:

GRANTOR:

JPMorgan Chase Bank, N.A. Successor by Merger to
Chase Home Finance LLC

By: John LaMarca
Name: John LaMarca
Title: Vice President

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me on May 16th, 2014 by John LaMarca its Vice President on behalf of JPMorgan Chase Bank, N.A.*, who is personally known to me, 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. She/He is personally known to me.

*Successor by Merger
to Chase Home Finance LLC

Regina M. Upshaw
Notary Public
Regina M. Upshaw

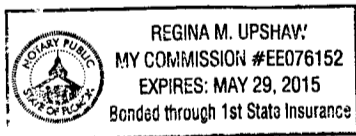


Exhibit A
Legal Description

Lot Four (4) of Wolfe Addition to the City of Truro, Madison County, Iowa.
together with all easement rights presently existing or
later arising



[Handwritten signature]

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.

