



Document 2014 1937

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Recorded: 8/6/2014 at 11:05:47.0 AM

Fee Amount: \$17.00

Revenue Tax: \$0.00

LISA SMITH RECORDER

Madison County, Iowa

INDX ✓  
ANNO  
SCAN  
CHEK

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MARGIN ABOVE RESERVED FOR RECORDING INFORMATION

**SHERIFF'S DEED**

PREPARED, SUBMITTED, AND RETURN TO:

ATTN: CHAD KOSLOWSKY  
SOUTH & ASSOCIATES, P.C.  
6363 COLLEGE BLVD, SUITE 100  
OVERLAND PARK, KS 66211  
(913) 663-7600

DATE OF INSTRUMENT: July 22, 2014

ASSIGNOR: CRAIG BUSCH, SHERIFF OF MADISON COUNTY  
1012 N. JOHN WAYNE DRIVE,  
WINTERSET, IA 50273

ASSIGNEE: GREEN TREE SERVICING LLC  
345 ST. PETERS STREET, 1100 LANDMARK TOWERS  
ST. PAUL, MN 55102

AFFECTED INSTRUMENT: OCTOBER 3, 2007, IN BOOK No. 2007, AT PAGE 3711

LEGAL DESCRIPTION: Lot Six (6) of Sunset Acres, Plat One (1), an Addition to the City of Winterset, Madison County, Iowa

No Declaration of Value or Groundwater is required by law to be furnished in regard to this transfer of title because it was made by a state official (i.e., Sheriff's Deed), which is exception number 428A.2 (19) Iowa Legislature

Tax Statements To:  
GREEN TREE SERVICING LLC  
345 ST. PETERS STREET  
1100 LANDMARK TOWERS  
ST. PAUL, MN 55102

File No. 161994

Preparer Information Linda L. Barker 1012 N John Wayne Drive, Winterset, Ia 50273 (515) 462-3575  
Name Street Address City, State, Zip Phone Number

Address Tax Statement: Green Tree Servicing, LLC 345 St. Peters Street, 1100 Landmark Towers, St. Paul, MN 55102  
Name Street Address City, State, Zip

Return Address \_\_\_\_\_

### SHERIFF'S DEED

In Consideration of \$159,626.44 heretofore paid, I, CRAIG BUSCH Sheriff of MADISON County, Iowa, do hereby sell and convey unto GREEN TREE SERVICING LLC the following described property in MADISON COUNTY, Iowa

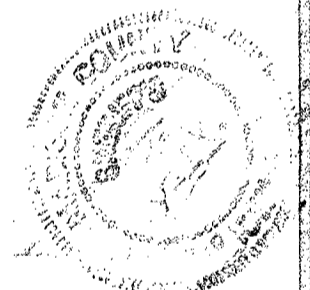
Lot Six (6) of Sunset Acres, Plat One (1), an Addition to the City of Winterset, Madison County, Iowa

Upon the expiration of the redemption period (no redemption having been made) this Deed is given upon surrender of the Sheriff's Certificate of Purchase, the same having been issued on \_\_\_\_\_, in cause number EQCV033931

Plaintiff GREEN TREE SERVICING LLC

VS

Defendant STEVE A NELSON; MARCIE NELSON; PARTIES IN POSSESSION; UNKNOWN SPOUSE (IF ANY) OF STEVE NELSON; UNKNOWN SPOUSE (IF ANY) OF MARCIE NELSON



On \_\_\_\_\_ Sheriff's Certificate of Purchase was assigned to:

No Redemption

Craig Busch, Sheriff  
CRAIG BUSCH, Sheriff of MADISON County, Iowa

State of Iowa

ss.

Madison County

On this 22nd day of July, 2014 before me a Notary Public in and for said county, personally appeared CRAIG BUSCH, Sheriff of said County, to me personally known to be the identical person whose name is subscribed to the foregoing deed as grantor, and acknowledged the execution thereof to be his voluntary act and deed as said Sheriff, for the purposes therein named.

Witness my hand and seal, the day and year last above written

Linda L. Barker  
Notary Public - Linda L. Barker

