

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, lowa INDX MANNO SCAN

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) lowa Legislature

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

File No. 161994

| | Preparer | a I. Davisav | 4040 N. John Morma Daire | \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\ | (E4E) 400 0E7E | |
|---|-------------------------------|---|--|---|--|--|
| Steward Address Steward Ad | Information LING | | 1012 N John Wayne Drive, Street Address | Winterset, Ia 50273 City, State, Zip | (515) 462-3575 Phone Number | |
| SHERIFF'S DEED In Consideration of\$159,626.44 | | | | | | |
| SHERIFF'S DEED In Consideration of\$159,626.44 heretofore paid, i, _CRAIG BUSCH Sheriff of _MADISON County, | Statement: Gre | | | · | | |
| In Consideration of | Return Address | | - | | | |
| In Consideration of | | | | | | |
| 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: XINO Redemption State of lowa ss. Madison County On this 22nd day of July, 2014 before me a Notary Public in and for said county, personally appeared CRAIG BUSCN; and for the government of the purposes therein named Witness by hand and seal, the day and year last above written Witness by hand and seal, the day and year last above written Witness by hand and seal, the day and year last above written Witness by hand and seal, the day and year last above written Witness by hand and seal, the day and year last above written witness the capture of the purposes therein named | SHERIFF'S DEED | | | | | |
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| Lot Six (6) of Sunset Acres, Plat One (1), an Addition to the City of Winterset, 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 | lowa, do hereb | y sell and convey un | to GREEN TREE SERV | ICING LLC | | |
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| | CRAIG BUSCH, foregoing deed a | Sheriff of said County is grantor, and acknow | to me personally known to be the viedged the execution thereof to be | e identical person whose name his voluntary act and deed witness ply hand and seal, the determinant | ne is subscribed to the as said Sheriff, for the | |