



Document 2014 2222

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Recorded: 9/8/2014 at 8:22:14.0 AM
Fee Amount: \$27.00
Revenue Tax: \$46.40
LISA SMITH RECORDER
Madison County, Iowa

INDX
ANNO
SCAN
CHEK

Rev Stamp# 317 DOV# 336

Return Document to/Preparer Information: (name, address and phone number)
Chad Learned, 812 Ashworth Rd, West Des Moines, IA 50265, Phone: (515) 225-8488

Taxpayer Information: (name and complete address)
Richard M. Martin, 2233 Upland Avenue, St. Charles, IA 50240

Grantors:
JPMorgan Chase Bank, National Association

Grantees:
Richard M. Martin

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
950000106050000

SPECIAL/LIMITED WARRANTY DEED

JPMorgan Chase Bank, National Association, whose mailing address is 1400 E Newport Center Drive Deerfield Beach, FL 33442, hereinafter grantor, for \$29,500.00, in consideration paid, conveys to Richard M. Martin, hereinafter grantees, whose tax mailing address is 2233 Upland Avenue, St. Charles, IA 50240, the real property described as Lot Seven (7) in Block Six (6) of the Original Town of Patterson, Madison County, Iowa.

Locally known as, 531 Long Street, Patterson, IA 50218

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

Chad (1)

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.

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 2014 Page 1764**

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Executed by the undersigned on Sept 4, 2014 :

GRANTOR:

JPMorgan Chase Bank, National Association

By: _____

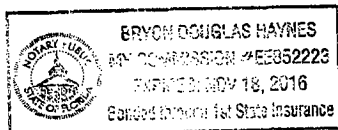
Name:

Title:

Tricia Foldessy, VP

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me on Sept 4, 2014 by
Tricia Foldessy [INSERT SIGNATORY NAME] its
Vice President [INSERT SIGNATORY TITLE] on behalf of
JPMorgan Chase Bank, National Association, who is personally known to me or has produced
_____ [INSERT FORM OF IDENTIFICATION IF
APPLICABLE] as identification, 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.



Bryon Douglas Haynes
Notary Public

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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.

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