

BK: 2014 PG: 2252 Type 03 001 Pages 1  
Recorded: 9/10/2014 at 8:31:41.0 AM  
Fee Amount: \$12.00  
Revenue Tax: \$0.00  
LISA SMITH RECORDER  
Madison County, Iowa  
INDX  
ANNO  
SCAN  
CHEK

When Filed Return To:  
Cathy M. Acri, Paralegal  
Davis Brown Law Firm  
The Davis Brown Tower  
215 10th Street, Suite 1300  
Des Moines, IA 50309  
Telephone (515) 288-2500

Preparer Information David M. Erickson, 215 10th Street, Suite 1300, Des Moines, IA 50309, (515) 288-2500  
Individual's Name Street Address City Phone  
David M. Erickson ISBA # 001507 WF/ Grimes, Richard and Kayla SPACE ABOVE THIS LINE  
FOR RECORDER

Address Tax Statements: Veterans Administration, 210 Walnut Street, Des Moines, IA 50309

**WARRANTY DEED  
(CORPORATE GRANTOR)**

For the consideration of Zero Dollars and other valuable consideration, Wells Fargo Bank, N.A., a corporation organized and existing under the laws of Iowa does hereby Convey to the Secretary of Veterans Affairs, an Officer of the United States of America and its successors in office as such and assigns the following described real estate in Madison County, Iowa:

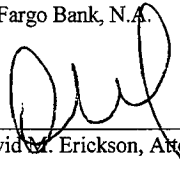
**THE WEST 75 FEET OF THE EAST 155 FEET OF LOT 3 IN BLOCK 2 OF  
CHRISTOPHER WILSON'S ADDITION TO THE TOWN OF EARLHAM,  
MADISON COUNTY, IOWA.**

Conveyance is without consideration as Grantor is the servicer of the loan for the Secretary of Veterans Affairs in VA Case No. 33-33-6-02-28661, therefore no transfer tax, Groundwater Hazard Statement, or Declaration of Value required pursuant to Section 428A.2(21), Iowa Code.

The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

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

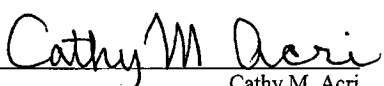
Dated: September 8, 2014

Wells Fargo Bank, N.A.  
By:   
David M. Erickson, Attorney-in-Fact

STATE OF IOWA, POLK COUNTY, ss:

On this 8th Day of September, 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared David M. Erickson, to me known to be the identical person named in and who executed the foregoing record, and acknowledged that the person, as the Attorney-in-Fact, executed the record as the voluntary act and deed of the person and of such Attorney-in-Fact.

 #199405  
CATHY M. ACRI  
Commission Number 199405  
My Commission Expires 11-16-16

  
Cathy M. Acri  
Notary Public in and for said State  
My commission expires on 11-16-16.