



Document 2014 2668

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Date 10/24/2014 Time 12:09 PM
Rec Amt \$27.00 Aud Amt \$5.00
Rev Transfer Tax \$43.20
Rev Stamp# 376 DOV# 401

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Prepared By:

Ginali Associates PC
Nicholaus M. Ginali
947 N. Plum Grove Road
Schaumburg, IL 60173

After Recording Return To:

IB Trading
3014 Mallard Ave
Lorimor, OH 50149

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
820002101040000

SPECIAL/LIMITED WARRANTY DEED

THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK, SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR CENTEX HOME EQUITY LOAN TRUST 2003-C whose mailing address is 350 Highland Drive, Lewisville, TX 75067 hereinafter grantor, for **Twenty Seven Thousand Five Hundred Dollars (\$27,500.00)**, in consideration paid, conveys **IB Trading**, hereinafter grantees, whose tax mailing address is 3014 Mallard Ave, Lorimor, OH 50149 the real property described on Exhibit A and known as **123 S 5th St, Winterset, IA 50273**.

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.

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: Recorded 7/24/2014, BK 2014, PG 1785, Madison County, Iowa.

Executed by the undersigned on 9/22, 2014

GRANTOR:

**THE BANK OF NEW YORK MELLON f/k/a
THE BANK OF NEW YORK, SUCCESSOR TO
JPMORGAN CHASE BANK, N.A., AS
TRUSTEE FOR CENTEX HOME EQUITY
LOAN TRUST 2003-C, By Nationstar Mortgage
LLC, as Attorney in Fact**

By: *Gloria A. DeAgrosa-Price*
Name: Gloria A. DeAgrosa-Price
Title: Assistant Secretary

STATE OF Co.
COUNTY OF Douglas

The foregoing instrument was acknowledged before me on 9/22, 2014 by Gloria A. DeAgrosa-Price, ASST. Secretary on behalf of **THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK, SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR CENTEX HOME EQUITY LOAN TRUST 2003-C, By Nationstar Mortgage LLC, as Attorney in Fact** who is personally known to me or has produced 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.

LISA ANN HETTINGER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20134055571
MY COMMISSION EXPIRES AUGUST 28, 2017

[Signature]
Notary Public

Exhibit A
Legal Description

Lot Four (4) in Block One (1) in Gaff and Bevington's Addition to the Town of Winterset,
Madison County, Iowa

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.