



Document 2014 2830

Book 2014 Page 2830 Type 03 001 Pages 3  
Date 11/07/2014 Time 1:21 PM  
Rec Amt \$17.00 Aud Amt \$5.00  
Rev Transfer Tax \$111.20  
Rev Stamp# 405 DOV# 433

INDX ✓  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

Commitment Number: 3241258  
Seller's Loan Number: 8899326

This instrument prepared by:

Kristi L. Kielhorn, Attorney at Law, (Iowa Bar Number AT0009814) 3710 163rd St., Urbandale, Iowa 50323 and Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170. Commitment Number: 3241258

Address Tax Statement To:

**Shane E. Campbell and Lacie N. Campbell**  
**201 N Hartman St. Saint Charles, IA 50240**

✓ After Recording Return To:  
ServiceLink, LLC  
1400 Cherrington Parkway  
Moon Township, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER

870000601010000

**SPECIAL/LIMITED WARRANTY DEED**

**Wells Fargo Bank, N.A.**, whose mailing address is **8480 Stagecoach Circle, Frederick, MD 21701**, hereinafter grantor, for **\$70,000.00 (Seventy Thousand Dollars and Zero Cents)** in consideration paid, grants with covenants of limited warranty to **Shane E. Campbell and Lacie N. Campbell**, hereinafter grantee, whose tax mailing address is **201 N Hartman St. Saint Charles, IA 50240**, the following real property:

**Lots One (1), Two (2), Three (3), Four (4), Five (5), and Six (6) in Block One (1) of BEAVER & PATTON'S ADDITION to St. Charles, Madison County, Iowa; and also a**

**INSERT ABOVE:** As Joint Tenants with full rights of survivorship and not as tenants in common

220-IA-V1

tract of land commencing at the Northeast corner of Lot One (1) of said block and running thence East to the right of way of the old Des Moines and Kansas City Railway Company, thence in a Southwesterly direction along said right of way to a point directly East of the Southeast corner of said Lot One (1), thence West to said Southeast corner of Lot One (1), then North to the place of beginning.

Property Address is: **201 N Hartman St. Saint Charles, IA 50240**

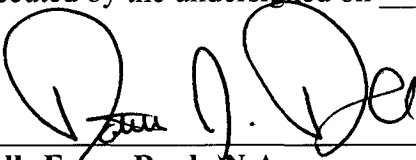
Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

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 grantee forever.

Prior instrument reference: **Official Records Book 2014, Page 21**

Executed by the undersigned on 9/19, 2014:



Wells Fargo Bank, N.A

Name: Patrick J. Pannkuk  
Vice President  
Loan Documentation 9/19/14

Its: \_\_\_\_\_



State of Iowa                    )  
  ) ss.  
County Dallas                )

On this 19th day of September, A.D., 2014, before me, a Notary Public in and for said county, personally appeared Patrick J Pannkuk to me personally known, who being by me duly sworn (or affirmed) did say that that person is VPLD (title) of said Wells Fargo Bank, N.A., by authority of its board of (directors or trustees) and the said (officer's name) Patrick J Pannkuk acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

China Lem \_\_\_\_\_ (Signature)    (Stamp or Seal)  
Notary Public

