



Document 2015 2048

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Fee Amount: \$22.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

INDX ✓
ANNO
SCAN
CHEK

Return Document To: Brian G. Sayer, Klatt, Odekirk, Augustine, Sayer, Treinen & Rastede, P.C., P.O. Box 2675, Waterloo, IA 50704, (319) 232-3304

Preparer Information: Brian G. Sayer, AT0006893, Klatt, Odekirk, Augustine, Sayer, Treinen & Rastede, P.C., 925 E. 4th Street, Waterloo, IA 50703, (319) 234-2530

Address Tax Statement: Secretary of Housing and Urban Development, 1670 Broadway, Denver, CO 80202-4801

WARRANTY DEED

For the consideration of **One and no/100----- Dollar(s)** and other valuable Consideration, **Wells Fargo Bank, N.A.**, does hereby Convey to **The Secretary of Housing and Urban Development, his Successors and Assigns, hereinafter referred to as "Grantee"** the following described real estate in **Madison** County, Iowa:

Lot Five (5) in Block Nine (9) of PITZER & KNIGHT'S ADDITION to the Town of Winterset, Madison County, Iowa.

Subject to easements, restrictions, covenants, ordinances and limited access provisions of record.

This deed is given without consideration, as Wells Fargo was acting as servicer, and is exempt per IA code 428A.2 (21)

Grantor does Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have 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 grantor Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

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

Dated: 03/24/2014

Wells Fargo Bank, NA

By: Brian G. Sayer
As: Attorney in fact for Wells Fargo Bank, NA

STATE OF IOWA, COUNTY OF BLACK HAWK, ss:

This instrument was acknowledged before me on this 24 day of March, 2014, by Brian G. Sayer as Attorney as Fact.



Krystal Riha
Notary Public in and for said State

AFFIDAVIT

STATE OF IOWA)
)ss.
COUNTY OF BLACK HAWK)

I, Brian G Sayer, a regular practicing attorney in the State of Iowa, being first duly sworn on oath, make the following statements which are true and correct as I verily believe.

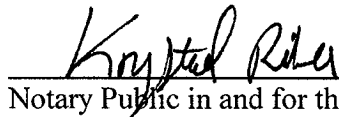
1. I hereby certify that the attached Limited Power of Attorney are true and correct copies of the original Limited Power of Attorney.



Brian G Sayer
KLATT, ODEKIRK, AUGUSTINE,
SAYER, TREINEN & RASTEDE, P.C.
Formerly Known As:
Dunakey & Klatt P.C.
925 E. 4th St.
Waterloo, IA 50703
(319) 234-2530

Subscribed and sworn to before me this 24 day of March, 2014.





Notary Public in and for the State of Iowa

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Wells Fargo Bank N.A., has made, constituted and appointed, and by these presents does make, constitute and appoint Brian Sayer of the firm of Dunakey & Klatt, P.C., 531 Commercial St., Ste. 250, Waterloo, IA 50701, individually and not jointly, its true and lawful attorney in fact for, and in its name, place and stead, and for its use and benefit, for every act customarily and reasonably necessary and appropriate for:

The execution, acknowledgment, recording and delivery of Deeds to the Secretary of Veterans Affairs, Secretary of Housing and Urban Development, Deeds to Federal National Mortgage Association, and Deeds to Federal Home Loan Mortgage Corporation, to convey properties in which the Mortgage foreclosed secured a loan guaranteed or insured by the department of Veterans Affairs or Department of Housing and Urban Development or where the owner of the loan is Federal National Mortgage Association or Federal Home Loan Mortgage Corporation, and Deeds and assignment of foreclosure bids to the investor on mortgage loans in which Wells Fargo Bank N.A. is the beneficiary of record of the Mortgage.

Giving and granting unto said attorney-in-fact full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done to accomplish the foregoing as the principal above-named might or could do as if personally present, with full powers of substitution and reservation, hereby confirming and ratifying all that the principal's attorney in fact shall lawfully do or cause to be done by virtue of these presents. The undersigned fully acknowledges and understands that said attorney-in-fact is being granted authority to appoint himself or a business in which he has a pecuniary interest as trustee to conduct foreclosures for Wells Fargo Bank N.A. on a for profit basis and has consulted independent counsel regarding same.

By exercise of this limited power, the attorney(s)-in-fact shall indemnify Wells Fargo Bank N.A. from all claims, demands, suits, penalties or actions, and from all attendant losses, costs and expenses for any claims against, or losses or liability of Wells Fargo Bank N.A. for any cause to the extent the same arise out of, or result from, default in the performance of, or the negligent performance of, or willful misconduct regarding any obligation of the attorney(s)-in-fact under this power.

This limited power of attorney shall be effective from the date of execution hereof until December 31, 2015 or such time as Wells Fargo Bank N.A. or its successor revokes it in writing.

IN WITNESS WHEREOF, Beena Menon has hereunto set his/her hand and seal this 15 th day of, February 2013.

Seal

Wells Fargo Bank N.A.

Signed: Brian Sayer

Printed name: Beena Menon

Title: Senior Vice President

STATE OF South Carolina)
COUNTY OF York) ss.

This is to certify that on the 15 th day of February 2013, before me, a notary public in and for the State of South Carolina, personally appeared Beena Menon whose name is signed to the foregoing, and who is known to me, acknowledged before me on this day that s/he, being informed of the contents thereof, s/he executed the foregoing document as Senior Vice President of Wells Fargo Bank N.A., voluntarily for and as the act of said corporation, acting in said capacity, as aforesaid.

Given under my hand this 15 th day of February 2013.

Lisa Rhyne

Notary public in and for: SC
My commission expires: 3/5/18

