



Document 2015 2290

Book 2015 Page 2290 Type 03 001 Pages 4

Date 8/12/2015 Time 12:49:39PM

Rec Amt \$22.00 Aud Amt \$5.00

Rev Transfer Tax \$31.20

Rev Stamp# 271 DOV# 286

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓
ANNO
SCAN
CHEK

\$19,900.⁰⁰

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

Prepared by:
Kristi L. Kious
812 Independence St.
Pella, IA 50219
515-971-9366

Taxpayer Info:
R.C.S.
4708 Mercantile Dr.
Fort Worth, TX 76137
800-439-5451

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
200033264020000

SPECIAL WARRANTY DEED

P150208

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2004-BC3, whose mailing address is 4708 Mercantile Drive, Fort Worth, Texas 76137, hereinafter grantor, for \$19,900.00 (Nineteen Thousand Nine Hundred Dollars and Zero Cents), in consideration paid, conveys to CLAYENT LLC, hereinafter grantees, whose tax mailing address is 2200 NW 159TH ST., SUITE 400, CLIVE, IA 50325, the real property described on Exhibit A and known as 1721 158TH STREET, EARLHAM, IA 50072.

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: **Official Records Book 2015, Page 527**

Executed by the undersigned on July 28, 2015:

GRANTOR:

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2004-BC3

By: [Signature]
Name: Heath Carpenter
Title: Senior Vice President

STATE OF Texas
COUNTY OF TARRANT

The foregoing instrument was acknowledged before me on July 28, 2015 by Heath Carpenter its Senior Vice President on behalf of **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2004-BC3**, by **Residential Credit Solutions, Inc**, 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.



[Signature]
Notary Public

Exhibit A
Legal Description

A tract of land commencing at a point 9 feet West of the Southeast corner of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-two (32), thence North 183 feet; thence West 295.8 feet; thence South 183 feet; thence East to the Point of Beginning, in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

This instrument prepared by:

Kristi L. Kiou, Attorney at Law, (Iowa Bar Number AT0009814) 812 E. Independence Street, Pella, IA 50219, (515) 971-9366 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.

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.