| 1888||2 | 1881 | 2015 | 1885 | 2015 | 2026 | 1876 | 1876 | 1887 | 2021 | 2021 | 2021 | 2021 | 2021 | 2021 |

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 IND

Rev Transfer Tax \$31 20 Rev Stamp# 271 DOV# 286

INDX ANNO SCAN

CHEK

LISA SMITH, COUNTY RECORDER MADISON COUNTY IOWA

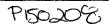
\*19,900.ºº

/ After Recording Return To: ServiceLink, LLC 1400 Cherrington Parkway Moon Township, PA 15108 Prepared by: 812 Independence St. Pella, IX 50219 515-971-9366

taxpayer Infos R.C.S. 4708 Mercantile Dr. FortWorth, TX 76137 800-439 -5451

## PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 200033264020000

## SPECIAL WARRANTY DEED



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

**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

Name: Hearth Corporter
Title: Senior Vice Kesidert

The, foregoing instrument was acknowledged before me on the purposes set forth in this instrument.

The foregoing instrument was acknowledged before me on the purposes set forth in this instrument.

2015 by on behalf of 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.

MARIAH PEREZ
Notary Public, State of Texas
My Commission Expires
November 19, 2016

# 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. Kious, 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.