

BK: 2016 PG: 136
Recorded: 1/15/2016 at 1:10:00.0 PM
Fee Amount: \$27.00
Revenue Tax: \$8.00
LISA SMITH RECORDER
Madison County, Iowa

WHEN RECORDED, RETURN TO:
FIRST AMERICAN TITLE INSURANCE CO.
1100 SUPERIOR AVENUE, SUITE 200
CLEVELAND, OHIO 44114
NATIONAL RECORDING

Order No. 9982772
Reference No. 9981913d

CR PROPERTIES 2015, IA
50921613
FIRST AMERICAN ELS
SPECIAL WARRANTY DEED
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PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
890 890000104140000 00

SPECIAL/LIMITED WARRANTY DEED

12/28/15

JPMorgan Chase Bank, National Association, whose mailing address is 1400 East Newport Center Drive, Deerfield Beach, Florida 33442, hereinafter grantor, for FIVE THOUSAND ONE HUNDRED AND NO/100 DOLLARS (\$5,100.00), in consideration paid, conveys to **CR Properties 2015, LLC**, hereinafter grantees, whose tax mailing address is 333 Westchester Avenue, South Building Suite 206, White Plains, New York 10604, the real property described on Exhibit A and known as 125 North Park Street, Truro, Iowa 50257.

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 Recorded Doc. Ref.: Deed: Recorded February 23, 2015; BK 2015, PG 473, Doc. No. 2015 473

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Executed by the undersigned on December 28, 2015:

GRANTOR:

JPMorgan Chase Bank, National Association

By: Bryon D. Haynes 12/28/15
Name: Bryon D. Haynes, VP
Title: VP

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me on December 28, 2015 by Bryon D. Haynes its Vice President on behalf of JPMorgan Chase Bank, National Association, 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.

She/He is personally known to me

Sebastian Sessa
Notary Public

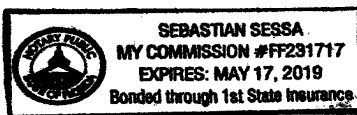


EXHIBIT "A"
LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF TRURO, COUNTY OF MADISON, STATE OF IOWA, DESCRIBED AS FOLLOWS:

THE SOUTH NINETY-FOUR (94) FEET OF THE EAST ONE HUNDRED FIFTY (150) FEET OF PARK LOT IN BLOCK FOUR (4) OF THE ORIGINAL TOWN OF TRURO (FORMERLY CALLED EGO), MADISON COUNTY, IOWA.

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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.

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