



Document 2016 1284

Book 2016 Page 1284 Type 03 001 Pages 2

Date 5/16/2016 Time 11:54:22AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$61.60

Rev Stamp# 169 DOV# 176

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

SPECIAL WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 105
Recorder's Cover Sheet

\$ 39,000.⁰⁰

PLU0195

Preparer Information:

Charles P. Augustine, BL000015141, Klatt Law Firm, P.C., 531 Commercial St., Ste 250, Waterloo, IA 50701, Phone: (319) 232-3304

Taxpayer Information:

Hunter N. Davis, 719 West Washington, Winterset, IA 50273

✓ **Return Document To:**

Hunter N. Davis, 719 West Washington, Winterset, IA 50273

Grantors:

Wilmington Savings Fund Society, FSB, Doing Business as Christiana Trust, Not in its Individual Capacity but Solely as Trustee for BCAT 2014-4TT

Grantees:

Hunter N. Davis

Legal Description: See Page 2

TSC#161386

SPECIAL WARRANTY DEED

For the consideration of One and no/100----- Dollar(s) and other valuable consideration Wilmington Savings Fund Society, FSB, Doing Business as Christiana Trust, Not in its Individual Capacity but Solely as Trustee for BCAT 2014-4TT, does hereby Convey to Hunter N. Davis, the following described real estate in Madison County, Iowa:

All that certain parcel of land situate in the County of Madison, State of Iowa being known and designated as: Commencing at the Northeast Corner of Lot 3 in Burger's Four Acre Lot in Winterset, Madison County, Iowa, and running thence West 66 feet, thence South 132 feet, thence East 66 feet, thence North 132 feet to the place of beginning.

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

Grantor does Hereby Covenant with Grantees and successors in interest to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under it, except as may be above stated, and none other.

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: April 22, 2016

By: [Signature] Susan Christy
Assistant Vice President
Susan Christy as AUP
of Rushmore Loan Management Services, LLC, as attorney in fact for Wilmington Savings Fund Society, FSB, Doing Business as Christiana Trust, Not in its Individual Capacity but Solely as Trustee for BCAT 2014-4TT

Rushmore Loan Management Services LLC
Its appointed Attorney In Fact

STATE OF Texas, COUNTY OF Dallas, ss:

This instrument was acknowledged before me on this 22nd day of April, 2016, by Susan Christy as AUP of Rushmore Loan Management Services, LLC, as attorney in fact for Wilmington Savings Fund Society, FSB, Doing Business as Christiana Trust, Not in its Individual Capacity but Solely as Trustee for BCAT 2014-4TT.

[Signature]
, Notary Public

