



BK: 2016 PG: 2016
Recorded: 7/13/2016 at 2:41:44.0 PM
Fee Amount: \$32.00
Revenue Tax: \$12.00
LISA SMITH RECORDER
Madison County, Iowa

Prepared By:

Ginali Associates PC
Nicholaus M. Ginali
947 N. Plum Grove Road
Schaumburg, IL 60173
PH: 847-517-4310

After Recording Return and mail
 Tax statement to:

LL Ventures LLC
355 Elm Ave
Earlham, Iowa 50072
PH: 515-249-1665

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
850000505040000

SPECIAL/LIMITED WARRANTY DEED

U.S. Bank National Association as Indenture Trustee for Springleaf Mortgage Loan Trust 2013-2, Mortgage-Backed Notes, Series 2013-2, whose mailing address is 8950 Cypress Waters Blvd, Coppell, TX 75019 hereinafter grantor, for Ten Dollars (\$10.00), in consideration paid, conveys to **LL Ventures LLC**, hereinafter grantee, whose tax mailing address is **355 Elm Ave, Earlham, Iowa 50072**, the real property described on Exhibit A and known as **225 NW 2nd Ave, 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: Recorded 5/31/2016, BK: 2016 PG: 1499, Madison, Iowa.

Executed by the undersigned on 21 June, 2016

GRANTOR:

**U.S. Bank National Association as Indenture
Trustee for Springleaf Mortgage Loan Trust
2013-2, Mortgage-Backed Notes, Series 2013-2
by Nationstar Mortgage LLC as Attorney in Fact**

Michelle Williams

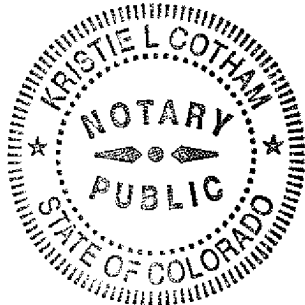
Name:

Title: **Michelle Williams**

Assistant Secretary

STATE OF Colorado
COUNTY OF Douglas

The foregoing instrument was acknowledged before me on 21 June, 2016 by Michelle Williams its Assistant Secretary in behalf of U.S. Bank National Association as Indenture Trustee for Springleaf Mortgage Loan Trust 2013-2, Mortgage-Backed Notes, Series 2013-2 by Nationstar Mortgage LLC 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.



Kristie Cothran
Notary Public

SEND SUBSEQUENT TAX BILLS TO:

LL Ventures LLC
355 Elm Ave
Earlham, Iowa 50072

Exhibit A
Legal Description

The South 9 Feet of the West Half (1/2) of Lot Four (4), and the West Half of Lots Five (5) and Six (6), in Block Five (5) of Academy Addition to the Town of Earlham, Madison County, Iowa

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.