



Document 2016 3477

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Date 11/17/2016 Time 11:47:44AM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$82.40

Rev Stamp# 464 DOV# 461

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

Commitment Number: 3427564
Seller's Loan Number: 0103206314

This instrument prepared by:

Jay A. Rosenberg, Attorney at Law, (Iowa Bar Number AT0012626) 3805 Edwards Road, Suite 550, Cincinnati, OHIO 45209 **(513) 381-8213**

Address Tax Statement To:

Adam Leslie Janssen
1325 Union Ct Van Meter, IA 50261

EV After Recording Return To:

ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER

820002800040000

MOK 28254

SPECIAL/LIMITED WARRANTY DEED

Wells Fargo Bank, N.A., whose mailing address is **8480 Stagecoach Circle, Frederick, MD 21701**, hereinafter grantor, for **\$52,000.00 (Fifty Two Thousand Dollars and Zero Cents)** in consideration paid, grants with covenants of limited warranty to **Adam Leslie Janssen**, hereinafter grantee, whose tax mailing address is **1325 Union Ct Van Meter, IA 50261**, the following real property:

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE CITY OF WINTERSSET, COUNTY OF MADISON, STATE OF IOWA: LOT THREE (3) EXCEPT THE WEST 127 1/2 FEET THEREOF AND EXCEPT THE EAST 66 FEET OF THE NORTH 132



**FEET THEREOF, OF BURGER'S FOUR ACRE LOT IN THE TOWN OF WINTERSET,
IN MADISON COUNTY, IOWA.**

Property Address is: **620 W Fremont St Winterset, IA 50273**

Seller 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 seller acquired title.

The real property described above is conveyed subject to the following All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

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 grantee forever.

Prior instrument reference: **Official Records Book 2016, Page 3151**

Executed by the undersigned on 4 NOV., 2016:

Mullen Brown 11-4-16

Wells Fargo Bank, N.A

Name: Lindsay Doran
Vice President Loan Documentation

Its: _____

State of Iowa

County Dallas

On this 4 day of Nov., A.D., 2016, before me, a Notary Public in and for said county, personally appeared Lindsay Doran, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VPLD (title) of said Wells Fargo Bank, N.A., by authority of its board of (directors or trustees) and the said (officer's name) Lindsay Doran acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

Susand Brown (Signature) (Stamp or Seal)
Notary Public

