

BK: 2017 PG: 1287
Recorded: 4/26/2017 at 11:07:14.0 AM
Fee Amount: \$32.00
Revenue Tax: \$108.80
LISA SMITH RECORDER
Madison County, Iowa

Prepared By:

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

After Recording Return &
Mail Tax Statement to:

Alex Dinkla
Megan Dinkla
714 W. Mills St
Winterset, IA 50273

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
820006200181000

SPECIAL/LIMITED WARRANTY DEED

Nationstar Mortgage, LLC whose mailing address is 8950 Cypress Waters Blvd, Coppell, TX 75019 hereinafter grantor, for **Sixty Eight Thousand Two Hundred Fifty Dollars and 00/100 (\$68,250.00)**, in consideration paid, conveys **Alex Dinkla and Megan Dinkla**, hereinafter grantees, whose tax mailing address is **714 W. Mills St, Winterset, IA 50273**, the real property described on Exhibit A and known as **714 W Mills St, Winterset, IA 50273**.

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 **11/17/2016**, BK: **2016** PG: **3478**, **Madison** County, Iowa.

Executed by the undersigned on 3-30, 2017

GRANTOR:

Nationstar Mortgage, LLC

By: _____



Name: **Angilia Wallace**

Title: **Assistant Secretary**

STATE OF Texas
COUNTY OF Denton

The foregoing instrument was acknowledged before me on 3-30, 2017 by Angilia Wallace its Assistant Secretary on behalf of **Nationstar Mortgage, LLC** 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.

Patricia McCutchen

Notary Public

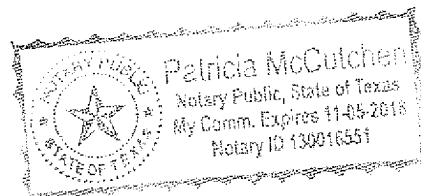


Exhibit A
Legal Description

Lot Eighteen (18) of Northwest Development-Plat 1, to the City Winterset, 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.