



Document 2017 1593

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Date 5/22/2017 Time 12:46:48PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$99.20

Rev Stamp# 199 DOV# 203

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

AFTER RECORDING RETURN TO:

Below

MAIL TAX STATEMENTS TO:

HMC PROPERTIES, LLC

100 SE KELLERMAN LN

WAUKEE, IA 50263

E This document prepared by:
FRANK P. DEC, ESQ.
8940 MAIN ST.
CLARENCE, NY 14031
866-333-3081

Parcel ID No.: _____

1

SPECIAL WARRANTY DEED

MOK3R57

THIS DEED made and entered into on this 7 day of April, 2017, by and between THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JP MORGAN CHASE BANK, N.A., AS TRUSTEE FOR CENTEX HOME EQUITY LOAN TRUST 2005-C, a mailing address of 8950 CYPRESS WATERS BOULEVARD, COPPELL, TX 75019 hereinafter referred to as Grantor(s) and HMC PROPERTIES, LLC, a mailing address of 100 SE KELLERMAN LN, WAUKEE, IA 50263, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of _____ (\$ 62,475.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in MADISON County, IOWA:

THE NORTH HALF (1/2) OF THE SOUTH 132 FEET OF THE WEST HALF (1/2) OF BLOCK NINETEEN (19) OF PITZER & KNIGHT'S ADDITION TO THE TOWN OF WINTERSET, MADISON COUNTY, IOWA.



PROPERTY COMMONLY KNOWN AS: 709 NORTH 2ND AVENUE, WINTERSET, IA 50273

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Prior instrument reference: BOOK 2017, PAGE 660, Recorded: 02/28/2017

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

And the Grantor(s) hereby covenant(s) with said Grantee(s) that the Grantor(s) is lawfully seized of said land in fee simple; that the Grantor(s) has/have good right and lawful authority to sell and convey said land; that the Grantor(s) hereby specially warrants that title to the land is free from all encumbrances made by Grantor(s), and will defend the same against the lawful claims of all persons claiming by, through or under Grantor(s), but against none other.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 7 day of April, 2017.

NATIONSTAR MORTGAGE, LLC, ATTORNEY-IN-FACT FOR THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JP MORGAN CHASE BANK, N.A., AS TRUSTEE FOR CENTEX HOME EQUITY LOAN TRUST 2005-C

BY: _____

PRINT NAME: Patricia McCutchen

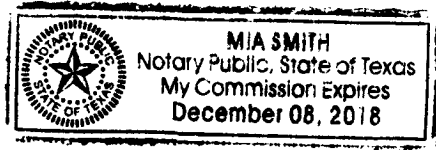
TITLE: Assistant Secretary

STATE OF TX
COUNTY OF Denton

On this 7 day of April, 2017, before me, a notary public in and for said State, personally appeared Patricia McCutchen known to me to be the Assistant Secretary of **NATIONSTAR MORTGAGE, LLC, ATTORNEY-IN-FACT FOR THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JP MORGAN CHASE BANK, N.A., AS TRUSTEE FOR CENTEX HOME EQUITY LOAN TRUST 2005-C** that executed this instrument or the person(s) who executed the instrument on behalf of said entity, and acknowledged to me that such entity executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

Mia Smith
Notary Public for the State of TX
Residing at: Denton
My Commission Expires: 12-8-18



No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.