



Document 2018 1658

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Date 5/25/2018 Time 9:38:03AM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$87.20

Rev Stamp# 210 DOV# 211

INDX  
ANNO  
SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

Return to &  
Mail tax statements to:  
JtHomes LLC  
1642 Madison Ct  
Adel, IA 50003

Property Tax ID#: 850000505070000  
Order #: N-USB-124439

### SPECIAL WARRANTY DEED

*DCP46439*

For the consideration of \$55,000.00, receipt of which is acknowledged, on this 16 day of May, 2018, U.S. BANK NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER TO U.S. BANK NATIONAL ASSOCIATION ND, of 4801 Frederica St., Owensboro, KY 42301, Grantor, conveys to JTHOMES LLC, of 1642 Madison Ct, Adel, IA 50003, Grantee, the following tract of real estate in Madison County Iowa.

#### SEE COMPLETE LEGAL ATTACHED AS "EXHIBIT A"

Parcel ID: 850000505070000  
Property Address: 240 Northwest 3<sup>rd</sup> Street, Earlham, IA 50072

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, hereby specially warrants the title to said land and will defend the same against the lawful claims of the Grantor.

In witness of the above, we have set our hand this 16 day of May, 2018.

U.S. BANK NATIONAL ASSOCIATION AS  
SUCCESSOR BY MERGER TO U.S. BANK  
NATIONAL ASSOCIATION ND

By: 

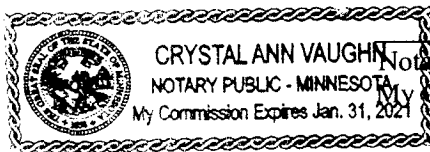
Name/Title: Florinda De Cenzo Snyder – Officer

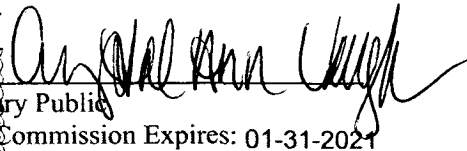
STATE OF MINNESOTA

COUNTY OF HENNEPIN

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainer, Florinda De Cenzo Snyder its Officer of U.S. BANK NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER TO U.S. BANK NATIONAL ASSOCIATION ND, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that Grantor executed the within instrument as Grantor's free act and deed for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 16 day of May, 2018.



  
Notary Public  
My Commission Expires: 01-31-2021

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.

THIS INSTRUMENT PREPARED BY:

Leila Hale Hansen, Esq.  
c/o National Deed Network, Inc.  
25400 US Hwy 19 North, Suite 236  
Clearwater, FL 33763

**EXHIBIT "A"**

The following described property in MADISON COUNTY, Iowa

The East Half (E 1/2) of Lot Ten (10), Eleven (11), and Twelve (12), in Block Five (5) of Academy Addition to the Town of Earlham, Madison County, Iowa.

Parcel ID: 850000505070000

Property Address: 240 Northwest 3rd Street, Earlham, IA 50072