

BK: 2018 PG: 3205
Recorded: 10/3/2018 at 3:18:43.0 PM
Pages 4
Fee Amount: \$27.00
Revenue Tax: \$192.80
LISA SMITH RECORDER
Madison County, Iowa

Commitment Number: 180289221
Seller's Loan Number: 1004376319

This instrument prepared by:

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

(513) 277-0868

Address Tax Statement To:

EQUITY TRUST COMPANY CUSTODIAN FBO 200232416 IRA
8529 Century Dr, West Des Moines, IA 50266

After Recording Return To:

ServiceLink, LLC

1400 Cherrington Parkway

Moon Township, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
820001600271000

SPECIAL/LIMITED WARRANTY DEED

BANK OF AMERICA, NA, C/O PENNYMAC LOAN SERVICES, LLC, whose mailing address is **3043 Townsgate Road, Suite 200, Westlake Village, CA 91361**, hereinafter grantor, for \$121,000.00 (One Hundred Twenty One Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **EQUITY TRUST COMPANY CUSTODIAN FBO 200232416 IRA**, hereinafter grantee, whose tax mailing address is **8529 Century Dr, West Des Moines, IA 50266**, the following real property:

The South 3 feet of the West Half (W 1/2) of Lot Fifteen (15) and the West Half (W 1/2) of Lot Sixteen (16) in Hutchings Addition to Winterset, Madison County, Iowa

Tax ID: 820001600271000

Property Address is: 715 S 8TH Ave, Winterset, IA 50273

Being the same property transferred in the Sheriff's Deed recorded on 6/19/2018 at Official

Records Book 2018, Page 1931.

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.

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.

Executed by the undersigned on July 31, 2018:

BANK OF AMERICA, NA, BY PENNYMAC LOAN SERVICES, LLC AS ATTORNEY IN FACT

By: [Signature]

Print Name: JEREMY DEWEY

Title: Authorized Representative
800-970-6229

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of _____

On _____ before me, _____, a Notary Public (insert Name of Notary Public and Title, personally appeared _____ its _____ on behalf of **BANK OF AMERICA, NA, BY PENNYMAC LOAN SERVICES, LLC AS ATTORNEY IN FACT** who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity or capacities, and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

See Attached

(SIGNATURE OF NOTARY)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Ventura)

On JULY 31, 2018 before me, Frank Michael Hoff, Notary Public
(insert name and title of the officer)

personally appeared JEREMY DEWAY
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]

(Seal)

