



Document 2019 2130

Book 2019 Page 2130 Type 03 001 Pages 2

Date 7/15/2019 Time 1:07:53PM

Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$189.60 ANNO

Rev Stamp# 265 DOV# 273 SCAN

LISA SMITH, COUNTY RECORDER CHEK

MADISON COUNTY IOWA

PREPARED BY:

MAX BURKEY,
O/B/O BC LAW FIRM, P.A.
700 2ND AVENUE
DES MOINES, IA 50309
877-838-0777

Address Tax Statement to: 311 SW MILLS, GREENFIELD, IA, 50849

E After Recording Return To: PRIORITY TITLE & ESCROW, 607 LYNNHAVEN PKWY, VIRGINIA BEACH, VA 23452

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER

870 870001200010000 00 870 870001200020000 00

SPECIAL WARRANTY DEED

CIT BANK, N.A., whose mailing address is 1 CIT DRIVE, OXFORD, NJ 07863, hereinafter grantor, for \$119,000.00 in consideration paid, grants, sells and conveys with covenants of limited warranty to **GEORGE S. HUTTON AND BRIDGET S. HUTTON, AS TENANTS IN COMMON**, hereinafter grantee, whose tax mailing address is 311 SW MILLS, GREENFIELD, IA 50849, the following real property:

LOTS ONE (1) AND TWO (2) OF AUSTIN'S ADDITION TO THE TOWN OF ST. CHARLES, MADISON COUNTY, IOWA.

Property Address is: 303 WEST COUNCIL DRIVE, SAINT CHARLES, IA 50240



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: Recorded on 9/5/2006 in Book 2006 at Page 3618.

Executed by the undersigned on June 20, 2019 :

Darcie Lyle

CIT BANK, N.A. BY LOANCARE, LLC AS ATTORNEY
IN FACT UNDER A LIMITED POWER OF ATTORNEY

By: DARCIE LYLE

Name: ASSISTANT SECRETARY

Its: _____

STATE of VIRGINIA

CITY of VIRGINIA BEACH

Before me, ASHLEY N. ROUSE, the undersigned officer, on this, the 20 day of June, 2019, personally appeared N/A DARCIE LYLE,

known to me or, through production of N/A as identification, who identified her/himself to be the ASSISTANT SECRETARY LOANCARE, LLC AS ATTORNEY IN FACT UNDER A LIMITED POWER OF ATTORNEY FOR CIT BANK, N.A., the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Ashley N. Rouse

Notary Public
Printed Name: ASHLEY N. ROUSE
Notary Public, State of VIRGINIA
Commission No.: 7758175
My Commission Expires 7.31.21

