



Document 2014 3141

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Recorded: 12/15/2014 at 2:36:15.0 PM

Fee Amount: \$17.00

Revenue Tax: \$0.00

LISA SMITH RECORDER

Madison County, Iowa

INDX

ANNO

SCAN

CHEK

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MARGIN ABOVE RESERVED FOR RECORDING INFORMATION

**SHERIFF'S DEED**

PREPARED, SUBMITTED, AND RETURN TO:

ATTN: CHAD KOSLOWSKY  
SOUTH & ASSOCIATES, P.C.  
6363 COLLEGE BLVD, SUITE 100  
OVERLAND PARK, KS 66211  
(913) 663-7600

DATE OF INSTRUMENT: November 19, 2014

ASSIGNOR: JASON BARNES, SHERIFF OF MADISON COUNTY  
1012 N. JOHN WAYNE DRIVE,  
WINTERSET, IA 50273

ASSIGNEE: CITIMORTGAGE, INC.  
1000 TECHNOLOGY DRIVE, MAIL STATION 314  
O'FALLON, MO 63368-2240

AFFECTED INSTRUMENT: APRIL 17, 2006, DOCUMENT NO. 2006 1476, IN BOOK NO. 2006, AT PAGE 1476

LEGAL DESCRIPTION: The West 64 feet of Lot Seven (7) in Block Eight (8) of West Addition to Winterset, Madison County, Iowa

No Declaration of Value or Groundwater is required by law to be furnished in regard to this transfer of title because it was made by a state official (i.e., Sheriff's Deed), which is exception number 428A.2 (19) Iowa Legislature

Tax Statements To:  
CITIMORTGAGE, INC.  
1000 TECHNOLOGY DRIVE  
MAIL STATION 314  
O'FALLON, MO 63368-2240

File No. 162753

Preparer  
Information Linda L. Barker 1012 N John Wayne Drive, Winterset, Ia 50273 (515) 462-3575  
Name Street Address City, State, Zip Phone Number  
Address Tax  
Statement: CitiMortgage, Inc., 1000 Technology Drive, Mail Station 314, O'Fallon, MO 63368-2240  
Name Street Address City, State, Zip  
Return Address \_\_\_\_\_

## SHERIFF'S DEED

In Consideration of \$162,000.00 heretofore paid, I, JASON BARNES Sheriff of MADISON County,  
Iowa, do hereby sell and convey unto CITIMORTGAGE, INC.  
the following described property in MADISON COUNTY, Iowa

The West 64 feet of Lot Seven (7) in Block Eight (8) of West Addition to  
Winterset, Madison County, Iowa

Upon the expiration of the redemption period (no redemption having been made) this Deed is given upon surrender of the  
Sheriff's Certificate of Purchase, the same having been issued on \_\_\_\_\_, in cause number EQCV033944

Plaintiff CITIMORTGAGE, INC.

VS

Defendant DIANA L WENGER; PARTIES IN POSSESSION;  
UNKNOWN SPOUSE (IF ANY) OF DIANA L WENGER

On \_\_\_\_\_ Sheriff's Certificate of Purchase was assigned to:

☒ No Redemption

State of Iowa

ss.

Madison County

JASON BARNES, Sheriff of MADISON County, Iowa

On this 19th day of November, 2014 before me a Notary Public in and for said county, personally appeared  
CRAIG BUSCH, Sheriff of said County, to me personally known to be the identical person whose name is subscribed to the  
foregoing deed as grantor, and acknowledged the execution thereof to be his voluntary act and deed as said Sheriff, for the  
purposes therein named

Witness my hand and seal, the day and year last above written

Linda L. Barker  
Notary Public - Linda L. Barker