

Recorded: 2/27/2015 at 10:25:30.0 AM
Fee Amount: \$12.00
Revenue Tax: \$27.20
Delaware County, Iowa
DEBORAH PEYTON, RECORDER
BK: 2015 PG: 475
Rev #63 DOV #60

Entered for taxation 27th day
of February A D 2015
Carol K. Becker Auditor
By P. Hildebrand Deputy

AFTER RECORDING RETURN TO:
Brent R. Zimmerman
4940 Pleasant St
West Des Moines, IA 50266

Prepared by: Brent R. Zimmerman, 4940 Pleasant St, West Des Moines, IA, 50266, 515-276-8224.

Tax Statements: Joseph Tibbott, 1876 Hwy 3, Edgewood, IA 52042.

SPECIAL WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, U.S. Bank National Association as successor by merger of U.S. Bank National Association ND, does hereby Convey to Joseph Tibbott, the following described real estate in Delaware County, Iowa:

Lot Two (2), Block Three (3), Minkler's Addition to Edgewood, Iowa, according to plat recorded in Book 1 Plats, Page 52.

The Warranties passing to grantees hereunder are limited solely to those matters arising from acts of the grantor, its agents or representatives, occurring solely during grantor's ownership.

A transfer by a mortgagee who has acquired real property under Chapter 654 of the Iowa Code

Grantor does hereby Covenant with grantees, and their successors in interest, that grantor holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is Free and Clear of all Liens and Encumbrances except as may be above stated; and grantor Covenants to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

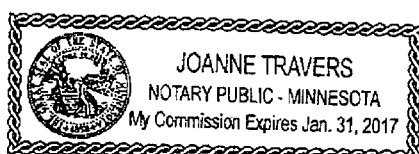
U.S. BANK NATIONAL ASSOCIATION AS SUCCESSOR BY
MERGER OF US BANK NATIONAL ASSOCIATION ND

Dated: 02/25/2015

By: Deborah F. Brant
Deborah F. Brant
REO Mgr.

STATE OF Minnesota, Hennepin COUNTY, Ss:

This instrument was acknowledged before me on this 25th day of February, 2015, by Deborah F. Brant, as is the REO Manager of U.S. Bank National Association as successor by merger of US Bank National Association ND.



Joanne Travers
Notary Public