

Recorded: 7/27/2021 at 9:43:34.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$216.80
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 2693

This instrument prepared by:
MAX BURKEY, ATTORNEY AT LAW
O/B/O BC LAW FIRM, P.A.
700 2ND AVENUE
DES MOINES, IA 50309, (515) 243 – 6395

Address Tax Statement to:
BARBARA KAY SAILER AND FRANK JOSEPH SAILER
1100 ROSEWOOD DRIVE,
MANCHESTER, IA, 52057

After Recording Return To:
ORANGE COAST LENDER SERVICES
1000 COMMERCE DR SUITE 520
PITTSBURGH, PA 15275

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
Parcel No.: 0006302032039000

SPECIAL/LIMITED WARRANTY DEED

(Iowa)

WELLS FARGO BANK, N.A., a National Association, organized under the laws of the United States, whose mailing address is 1 Home Campus, Des Moines, IA 50328, hereinafter grantor, for \$10.00 in consideration paid, grants with covenants of limited warranty to **BARBARA KAY SAILER AND FRANK JOSEPH SAILER, WIFE AND HUSBAND, AS JOINT TENANTS**, hereinafter grantee, whose tax mailing address is **1100 ROSEWOOD DRIVE, MANCHESTER, IA 52057**, the following real property:

The South One-half (S 1/2) of Lot Fifty Three (53), except the West One Hundred Fifty Two (152) feet thereof, in Henry Acers' Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 1.

Property Address is: **1208 NORTH 2ND STREET, MANCHESTER, IA 52057**

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.

For title reference see prior Deed dated **4/27/2021** and recorded on **5/10/2021** with the **Delaware County, Iowa Deaneen Schindler Recorder** in Book **2021**, Page **1708**, and/or Instrument Number **N/A**.

The said Grantor has caused this deed to be executed on 15 June, 2021.

WELLS FARGO BANK, N.A.

By: [Signature]
Name: LINDSAY DORAN
Its: Vice President, Loan Documentation
Date: 6-15-21

State of Iowa

County Dallas

On this 15 day of June, A.D., 2021, before me, a Notary Public in and for said county, personally appeared Lindsay Doran, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VPRD (title) of said Wells Fargo Bank, N.A., by authority of its board of (directors or trustees) and the said (officer's name) Lindsay Doran acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

[Signature] (Signature) (Stamp or Seal)
Notary Public

