

Recorded: 7/29/2021 at 10:13:06.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$40.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 2722

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:

WADE FELDMANN
524 UNION ST,
RYAN IA 52330

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.: 00069000010290001

SPECIAL/LIMITED WARRANTY DEED

(Iowa)

US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR SASCO MORTGAGE LOAN TRUST 2005-WF3, a National Association, organized under the laws of the United States, whose mailing address is C/O Wells Fargo Bank, N.A., 1 Home Campus, Des Moines, IA 50328, hereinafter grantor, for **\$25,200.00** in consideration paid, grants with covenants of limited warranty to **WADE FELDMANN, MARRIED**, hereinafter grantee, whose tax mailing address is 524 Union St, Ryan, IA 52330, the following real property:

LOT FOUR (4) AND THE WEST ONE-HALF (W 1/2) OF LOT FIVE (5), BLOCK SIX (6), RYAN, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 1 OF PLATS, PAGE 42 IN DELAWARE COUNTY, IOWA.

BEING THE SAME PROPERTY CONVEYED TO US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR SASCO MORTGAGE LOAN TRUST 2005-WF3, DEED DATED 2/25/2020, RECORDED 3/3/2020, IN BOOK/PAGE: 2020/565, IN THE COUNTY OF DELAWARE, STATE OF IOWA.

Property Address is: **210 GROVER STREET, RYAN, IA 52330**

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 02/25/2020 and recorded on 03/03/2020 with the DELAWARE County Recorder's Office in Book 2020 Page 565.

The said Grantor has caused this deed to be executed on 20 day of July, 2021.

US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR SASCO MORTGAGE LOAN TRUST 2005-WF3 by Wells Fargo Bank, N.A. as attorney in fact

By: [Signature]

Name: LINDSAY DORAN
Vice President, Loan Documentation

Its: _____

Date: 7-20-21

State of **Iowa**

County **Dallas**

On this 20th day of July, 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 Vice President Loan Documentation (title) of said **Wells Fargo Bank, N.A. as attorney in fact for U.S. Bank National Association, as Trustee for SASCO Mortgage Loan Trust 2005-WF3**, 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.

China Lem (Signature)
Notary Public

