



Document 2012 1708

Book 2012 Page 1708 Type 03 001 Pages 2

Date 6/12/2012 Time 11:13 AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$83.20

Rev Stamp# 171 DOV# 183

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓
ANNO
SCAN
CHEK

SPECIAL WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 105
Recorder's Cover Sheet

\$52,500

Preparer Information: (name, address and phone number)

Charles P. Augustine, BL000015141, Dunakey & Klatt, P.C., 531 Commercial St., Ste 250, Waterloo, IA 50701, Phone: (319) 232-3304

Taxpayer Information: (name and complete address)

Alan M. Brose and Kellie J. Brose, 431 N. Main St., Osceola, IA 50213

✓ **Return Document To:** (name and complete address)

Alan M. Brose and Kellie J. Brose, 431 N. Main St., Osceola, IA 50213

Grantors:

OWB REO LLC

Grantees:

Alan M. Brose and Kellie J. Brose

Legal Description: See Page 2

TSC#120461

SPECIAL WARRANTY DEED

For the consideration of One and no/100----- Dollar(s) and other valuable consideration, OWB REO LLC, does hereby Convey to Alan M. Brose and Kellie J. Brose, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Parcel "A" located in the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-eight (28), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 5.00 acres, as shown in Plat of Survey filed in Book 2003, Page 7114 on December 1, 2003, in the Office of the Recorder of Madison County, Iowa.

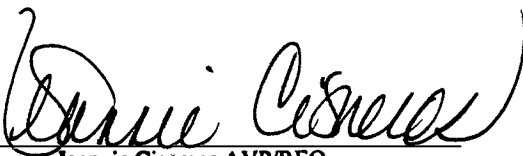
Subject to easements, restrictions, covenants, ordinances and limited access provisions of record.

The Grantor is member-managed; the sale and conveyance of the real estate is made in the ordinary course of the business of the Grantor; and the person executing this instrument on behalf of the Grantor is duly authorized to do so.

Grantor does Hereby Covenant with Grantees and successors in interest to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under it, except as may be above stated, and none other.

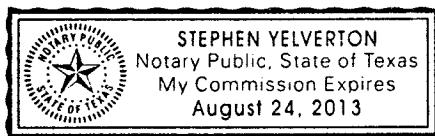
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

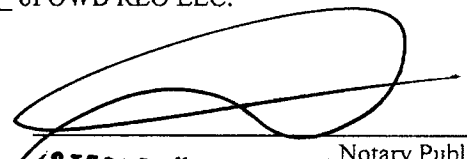
Dated: MAY 22 2012

By: 
Jeannie Cisneros AVP/REO
of OWB REO LLC.

STATE OF TEXAS, COUNTY OF TEXAS, ss: TRAVIS
MAY 22 2012

This instrument was acknowledged before me on this _____ day of _____, 2012, by Jeannie Cisneros AVP/REO as _____ of OWB REO LLC.




STEPHEN YELVERTON, Notary Public