



Document 2012 1971

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Date 7/05/2012 Time 12:01 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$23.20

Rev Stamp# 201 DOV# 216

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

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

**#14,750.00**

**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)

Eugene Pyle and Katie Pyle, 116 S. 4<sup>th</sup> Ave., Winterset, IA 50273

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

Eugene Pyle and Katie Pyle, 116 S. 4<sup>th</sup> Ave., Winterset, IA 50273

**Grantors:**

CitiMortgage, Inc.

**Grantees:**

Eugene Pyle and Katie Pyle

**Legal Description:** See Page 2

TSC#122429

**SPECIAL WARRANTY DEED**

For the consideration of One and no/100----- Dollar(s) and other valuable consideration, CitiMortgage, Inc., does hereby Convey to Eugene Pyle and Katie Pyle, the following described real estate in Madison County, Iowa:

**Lot Three (3) in Block One (1) in Gaff & Bevington's Addition to the Town of Winterset, Madison County, Iowa.**

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

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: June 26, 2012

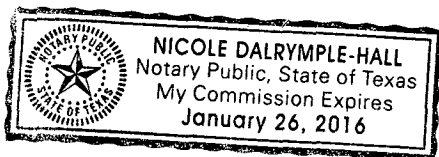
By: [Signature]

Charlotte Elliott as [Signature]

of National Default REO Services, a Delaware Limited Liability Company d/b/a First American Asset Closing Services ("FAACS"), as attorney in fact for CitiMortgage, Inc.

STATE OF Texas, COUNTY OF Dallas, ss:

This instrument was acknowledged before me on this 26 day of June, 2012, by Charlotte Elliott as [Signature] of National Default REO Services, a Delaware Limited Liability Company d/b/a First American Asset Closing Services ("FAACS"), as attorney in fact CitiMortgage, Inc.



[Signature], Notary Public