



Document 2012 3178

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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$115.20

Rev Stamp# 326 DOV# 344

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

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)

Brian Ryerson, 621 S. 8th Ave., Winterset, IA 50273

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

Brian Ryerson, 621 S. 8th Ave., Winterset, IA 50273

Grantors:

CitiMortgage, Inc.

Grantees:

Brian Ryerson

Legal Description: See Page 2

TSC#124767

SPECIAL WARRANTY DEED

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

Lot Eight (8) and the South Half (½) of Lot Nine (9) of the subdivision of Lots Eleven (11), Twelve (12), and Thirteen (13) of Hutchings addition to the town of Winterset in 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.

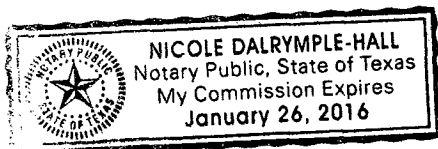
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: October 30, 2012

By: Jamoy Davis as VP
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 30 day of October, 2012, by Jamoy Davis as VP 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.



[Signature], Notary Public