



Document 2013 1601

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Date 6/03/2013 Time 3:17 PM

Rec Amt \$17.00 Aud Amt \$20.00

Rev Transfer Tax \$672.80

Rev Stamp# 156 DOV# 157

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

SPECIAL WARRANTY DEED

Recorder's Cover Sheet

\$ 420,673.07

Preparer Information:

Kara M. Sinnard
Whitfield & Eddy, P.L.C.
317 Sixth Avenue, Suite 1200
Des Moines, IA 50309
(515) 288-6041

Taxpayer Information:

Bittersweet Acres, LLC
623 W. Green
Winterset, IA 50273

Return Address:

Covered Bridge Realty
104 N 1st Avenue
Winterset, IA 50273

Grantors:

Wells Fargo Bank, National Association

Grantees:

Bittersweet Acres, LLC

Legal Description:

See page 2

Parcel Number, if known:

**Document or instrument
number if applicable:**

SPECIAL WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, **WELLS FARGO BANK, NATIONAL ASSOCIATION** does hereby convey to **BITTERSWEET ACRES, LLC**, a limited liability company, the following described real estate in Madison County, Iowa:

Lots Two (2), Four (4), Five (5), Ten (10), Eleven (11), Twelve (12), Nineteen (19), Twenty (20), Twenty-one (21), Twenty-two (22), Twenty-three (23), Twenty-four (24), Twenty-six (26), Twenty-seven (27), Twenty-eight (28), Twenty-nine (29), Thirty (30), Thirty-four (34), Thirty-six (36), Thirty-nine (39), Forty (40), Forty-one (41), Forty-two (42), Forty-five (45), and Forty-six (46) of Covered Bridge Estates, a Subdivision located in Sections Twelve (12) and Thirteen (13) of Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and in Sections Seven (7) and Eighteen (18) of Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.



The real estate is being sold "AS IS", "WHERE IS" and "WITH ALL FAULTS" without any representation or warranty whatsoever as to its condition, fitness for any particular purpose, merchantability or any other warranty, express or implied, except that Grantor is the owner of the real estate. Grantee is acquiring this property based solely upon Grantee's own independent investigations and inspections of the property and not in reliance on any information provided by Grantor. Grantor specifically disclaims any warranty, guaranty or representation, oral or written, except as otherwise stated herein, past or present, express or implied, concerning this property. This conveyance is subject to and together with easements, restrictions, covenants, and reservations of record.

Subject to and together with easements, restrictions, covenants, and reservations of record.

Grantor does hereby covenant with grantee and successors in interest to warrant and defend the real estate against the lawful claims of all persons claiming by, through or under it, but not otherwise.

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

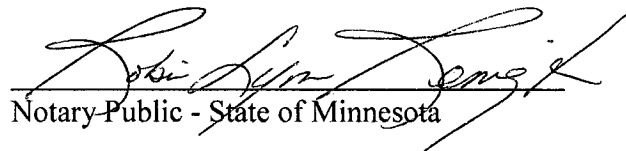
Dated: 5-29-13

Wells Fargo Bank, National Association

By: William S. Schapiro
William S. Schapiro, Vice President

STATE OF MINNESOTA, COUNTY OF HENNEPIN, ss:

This instrument was acknowledged before me on the 29th day of May, 2013, by William S. Schapiro as Vice President of Wells Fargo Bank, National Association.


Notary Public - State of Minnesota

