

BK: 2021 PG: 1924
Recorded: 5/11/2021 at 12:35:49.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.32
Combined Fee: \$20.32
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

Return document to Preparer: Brian G. Sayer, AT0006893
The Sayer Law Group, P.C., 925 East 4th Street, Waterloo, IA 50703, 319-234-2530
Address Tax Statement: Secretary of Veterans Affairs Loan Guaranty Service, 3401 West End Avenue, Suite
760W Nashville, TN 37203
Vendor No: IA180463

WARRANTY DEED

For the consideration of **One and no/100—Dollar(s)** and other valuable consideration, **Freedom Mortgage Corporation**, 10500 Kincaid Dr. Ste 300, Fishers, IN 46037 (**Grantor**), does hereby Convey to **Secretary of Veterans Affairs an Officer of the United States**, of Loan Guaranty Service 3401 West End Avenue, Suite 760W Nashville, TN 37203 (**Grantee**), the following described real estate in Madison County, Iowa:

Parcel "B", located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-Nine (29), Township Seventy-Seven (77) North, Range Twenty-Seven (27) West of the Fifth Principal Meridian, Madison County, Iowa, containing 4.66 acres, as shown in Plat of Survey filed in Book 3, Page 214 on April 15, 1998, in the Office of the Recorder of Madison County, Iowa.

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

This deed is given with less than \$500.00 consideration, as Freedom Mortgage Corporation was acting as servicer, and is exempt per IA Code §428A.2 (21)

Grantor does Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and Convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantor Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

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: 4-21-21

Freedom Mortgage Corporation

Erica D. Tracy

By: Erica D. Tracy

As: FCL Specialist III

For: Freedom Mortgage Corporation

STATE OF Indiana

COUNTY OF Hamilton ss.

On April 21, 2021, before me, Mimi M. Oluwafemi, personally appeared Erica D. Tracy, as FCL Specialist III, for Freedom Mortgage Corporation, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that be his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under the PENALTY OF PERJURY under the laws of the State of Indiana that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Mimi M. Oluwafemi
Notary Public

