

CONSIDERATION \$308,000.00

BK: 2022 PG: 1869

Recorded: 6/22/2022 at 10:12:39.0 AM

Pages 2

County Recording Fee: \$17.00

Iowa E-Filing Fee: \$3.00

Combined Fee: \$20.00

Revenue Tax: \$492.00

LISA SMITH RECORDER

Madison County, Iowa

SPECIAL WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 105

Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

Dean Hoag Jr., Esq., 4510 41st Avenue, Moline IL 61265 Phone: 515-974-4032

Taxpayer Information: (name and complete address)

Madison County Memorial Hospital, 300 West Hutchings Street, Winterset IA 50273

Return Document To: (name and complete address)

Madison County Memorial Hospital, 300 West Hutchings Street, Winterset IA 50273

Grantors:

HSBC Bank USA, National Association, as Indenture Trustee of the Fieldstone Mortgage Investment Trust, Series 2005-3

Grantees:

Madison County Memorial Hospital

Legal Description: see page 2

Document or instrument number of previously recorded documents: -

SPECIAL WARRANTY DEED

For the consideration of Three Hundred Thousand Eight Dollars (\$308,000.00) and other valuable consideration, HSBC Bank USA, National Association, as Indenture Trustee of the Fieldstone Mortgage Investment Trust, Series 2005-3 does hereby Convey to Madison County Memorial Hospital, the following described real estate in Madison County, Iowa:

A parcel of land located in the East Half (1/2) of the Northeast Quarter (1/4) of Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Northwest Corner of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence North 00°00'00" 211.22 feet, thence North 89°40'39" East 524.74 feet, thence South 00°00'00" 512.01 feet, thence North 71°52'04" West 552.92 feet to the West line of said Southeast Quarter (1/4) of the Northeast Quarter (1/4), thence along said West line North 00°19'57" East 125.76 feet to the Point of Beginning, said parcel of land contains 5.116 Acres including 0.224 Acres of Road right of way.

Grantors do 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 them, 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: June 16, 2022

HSBC Bank USA, National Association, as Indenture Trustee of the Fieldstone Mortgage Investment Trust, Series 2005-3

By: its attorney-in-fact NewRez LLC f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing by its attorney-in-fact PHH Mortgage Corporation, successor by merger to Ocwen Loan Servicing, LLC

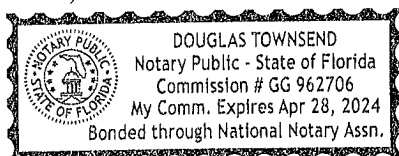
By: Jacqueline S. Michaelson

Name: Jacqueline S. Michaelson

Its: Contract Management Coordinator

State of FLORIDA, County of PALM BEACH, ss.

The foregoing instrument was acknowledged before me by means of **physical presence** or online notarization, on this 16th day of June, in the year of 2022, before me, the undersigned, a notary public in and for said state, by Jacqueline S. Michaelson, known or identified to me to be the Contract Management Coordinator of PHH Mortgage Corporation, successor by merger to Ocwen Loan Servicing, LLC, attorney-in-fact for NewRez LLC f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing, attorney-in-fact for HSBC Bank USA, National Association, as Indenture Trustee of the Fieldstone Mortgage Investment Trust, Series 2005-3, and acknowledged to me that they executed this document on behalf of PHH Mortgage Corporation, successor by merger to Ocwen Loan Servicing, LLC, attorney-in-fact for NewRez LLC f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing, attorney-in-fact for HSBC Bank USA, National Association, as Indenture Trustee of the Fieldstone Mortgage Investment Trust, Series 2005-3.



DAT Douglas Townsend
Signature of Notary Public

Property Address: **923 South 4th Avenue, Winterset, IA 50273 (Madison)**