

Document 2010 291

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INDX 1 **ANNO SCAN** 

LISA SMITH, COUNTY RECORDER MADISON COUNTY IOWA

CHEK

REPARED BY/RETURN TO: BOB SIDDENS, 650 - 42<sup>ND</sup> ST., DES MOINES, IA 50312 515-274-6210 ADDRESS TAX STATEMENT: HDH ENTERPRISES: 104 N 1st Avenue, Winterset, IA 50273

\$ 63,000

## **SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That HSBC MORTGAGE SERVICES, INC., in consideration of the sum of One Dollar (\$1.00) and other valuable consideration in hand paid do hereby Convey unto HDH ENTERPRISES, the following described real estate, situated in MADISON County, Iowa, to wit:

Lot Three (3) in Block Eighteen (18) of Loughridge & Cassiday's Addition to the City of Winterset, Madison County, Iowa



subject to easements and covenants of record

I/k/a 608 East South Street, Winterset, IA 50273

Warranties shall run from the date grantor became titleholder of record.

And the grantors do Hereby Covenant with the said grantees, and successors in interest, to Warrant and Defend the said premises against the lawful claims of all persons claiming by, through, or under them, except as may be above stated.

This conveyance is an acknowledgment that all prior mortgages held in the name of the Seller herein merged in the Seller upon transfer of title to same and accordingly stand released.

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 context.

Signed this 100 day	Dulaling, 2010.	
	HSB¢ MORTGAGE SERVICES IN	ıc. /
STATE OF CALIFORNIA )	by aux tteg	Asst. VP
COUNTY OF LOS ANGELES )	Name Maria I. Ortega Asst. Vice Preside	Title <b>ont</b>
On this day of	, 2010, before me,	, a
Notary Public in and for said State, p	personally appearedName	Title
subscribed to the within instrumen his/her/their authorized capacity(i person(s), or the entity upon beha	f satisfactory evidence to be the person(s) it and acknowledged to me that he/she/thevies), and that by his/her/their signature(s) alf of which the person(s) acted, executed the the under the laws of the State of Califor	whose name(s) is/are y executed the same in on the instrument the ne instrument.
WITNESS my hand and official sea	ıl.	
(BUTTON)	Name	Notary

## **ACKNOWLEDGMENT**

State of California ) County of Los Angeles )

On January 20, 2010, before me, Blanche I. Stewart, a Notary Public personally appeared Maria I. Ortega, 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 by 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 PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WIPNESS my hand and official seal.

Notary Public

BLANCHE I. STEWART
Commission # 1861741
Notary Public - California
Los Angeles County
My Comm. Expires Sep 16, 2013