



Document 2010 742

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 Rec Amt \$14.00 Aud Amt \$5.00  
 Rev Transfer Tax \$116.00  
 Rev Stamp# 417 DOV# 445

INDX  
 ANNO  
 SCAN  
 CHEK

LISA SMITH, COUNTY RECORDER  
 MADISON COUNTY IOWA

**W/** PREPARED BY/RETURN TO: BOB SIDDENS, 650 - 42<sup>ND</sup> ST., DES MOINES, IA 50312 515-274-6210  
 ADDRESS TAX STATEMENT: Mike McLaughlin: 245 NW Poplar, Earlham, IA 50072  
 \$73,000.00

### SPECIAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That **BENEFICIAL IOWA, INC.**, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration in hand paid do hereby Convey unto **Mike McLaughlin, married**, the following described real estate, situated in **MADISON** County, Iowa, to wit:

A tract of land commencing 469.2 feet South and 399.08 feet West of the Northeast Corner of the Southeast Quarter (1/4) of Section One (1) in Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M. Madison County Iowa, and running thence West 90 feet, thence South 1 chain and 90 links, thence East 90 feet, thence North 1 chain and 90 links to the Point of Beginning



subject to easements and covenants of record

l/k/a 465 NW 4th Street, Earlham, IA 50072

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 16 day March 2010.

STATE OF CALIFORNIA )  
 ) ss by BENEFICIAL IOWA, INC. Asst. VP  
 ) Name María I. Ortega Title  
 COUNTY OF LOS ANGELES )  
 ) Asst. Vice President

On this \_\_\_\_ day of \_\_\_\_\_, 2010, before me, \_\_\_\_\_, a

Notary Public in and for said State, personally appeared \_\_\_\_\_ Name Title

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.

WITNESS my hand and official seal.

(RUTH) Next Page Name Notary

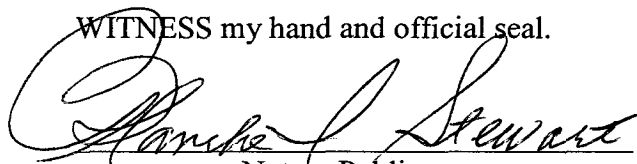
**ACKNOWLEDGMENT**

State of California     )  
County of Los Angeles )

On March 16, 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.

WITNESS my hand and official seal.

  
Notary Public

