



Document 2010 2250

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Rec Amt \$9.00 Aud Amt \$5.00

INDX ✓  
ANNO ✓  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

✓ Prepared By/Return to: Bob Siddens, Attny, 650 42<sup>nd</sup>, Des Moines, IA 50312, 515-274-6210  
Address Tax Statement: HSBC, Attn: Iowa Asset Manager, 931 Corporate Center Drive, Pomona, CA 91768

**QUIT CLAIM DEED (IN LIEU OF FORECLOSURE)**

**KNOW ALL MEN BY THESE PRESENTS:**

That **MATTHEW I. THOMPSON AND LESLIE M. THOMPSON fka LESLIE M. FARBER**, husband and wife, for good and valuable consideration does hereby Quit Claim unto **HSBC MORTGAGE SERVICES, INC.** (the current owner of the Note and Mortgage referenced below), all of their right, title, interest, estate, claim and demand in the following described real estate situated in **MADISON** County, Iowa, to-wit:

**Parcel "A", located in the Northwest Quarter (1/4) of Section eleven (11), Township seventy-seven (77) North, Range twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 3.78 acres, as shown in Plat of Survey filed in Book 2, Page 771 on April 21, 1997, in the Office of the Recorder of Madison County, Iowa**



**Ika 1102 Elmwood Avenue, Earlham, IA 50072**

Exception No. 18 applies as a deed in lieu of foreclosure of a note and the mortgage dated **July 26, 2006**, recorded **August 1, 2006**, in Book 2006 Page 3151. This deed is an absolute conveyance not given as additional security and the consideration is the release of the grantor(s) from all or a portion of personal liability under the note and mortgage, the dismissal of any pending foreclosure action brought by the mortgagee, if any, and, the grantee has no obligation to reconvey to the grantor. (See Title Standard 4.3)

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the above described premises.

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

Dated September 12, 2010

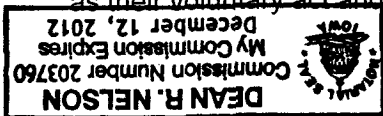
*Matthew I. Thompson*  
\_\_\_\_\_  
MATTHEW I. THOMPSON

Dated September 12, 2010

*Leslie M. Thompson*  
\_\_\_\_\_  
LESLIE M. THOMPSON fka LESLIE M. FARBER

STATE OF IOWA, COUNTY OF **MADISON**, ss:

On this 12th day of September, 2010, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **MATTHEW I. THOMPSON and LESLIE M. THOMPSON fka LESLIE M. FARBER**, husband and wife, to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.



*Dean R. Nelson*  
\_\_\_\_\_  
Notary Public  
(Dean R. Nelson)