



Document 2011 431

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Rev Transfer Tax \$82.40
Rev Stamp# 34 DOV# 38

INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

Returned to: Breanna Young, PO Box 376 Earlham IA 50072

PREPARED BY/RETURN TO: BOB SIDDENS, 650 - 42ND ST., DES MOINES, IA 50312 515-274-6210
ADDRESS TAX STATEMENT: **Mike Frank, 16751 - 358th Ct., Earlham, Iowa 50072**
SPECIAL WARRANTY DEED - JOINT TENANCY

\$52,000.00

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 **WALTER FRANK and JEANNE FRANK**, husband and wife, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, 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 5th 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

subject to easements and covenants of record

l/k/a 1102 Elmwood Avenue, 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 18th day of January, 2011.

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss by Dana M. Sacks Asst. VP
Name Title

On this 18th day of January, 2011, before me, J. Gray, a

Notary Public in and for said State, personally appeared Dana m Sacks
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.

(THOMPSON)

Name J. Gray Notary

