



Document 2011 467

Book 2011 Page 467 Type 03 008 Pages 5

Date 2/11/2011 Time 12:21 PM

Rec Amt \$29.00 Aud Amt \$5.00

INDX ✓
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Deed in Lieu of Foreclosure

Conveyance of real property to lien holder in lieu of foreclosure

Prepared by and when recorded return to:

Chris Lytle

Creditus Lending, L.P.

41391 Kalmia Street

Ste. 200

Murrieta, CA 92562

Grantors: Nicole Louise Moore and Michael Moore

Grantee: Creditus Lending, L.P.

Parcel # 890 890000402040000 00

Legal description:

THE FOLLOWING DESCRIBED REAL ESTATE IN MADISON COUNTY, IOWA:

LOT 7 AND THE SOUTH 43 FEET OF LOT 6 IN BLOCK 2 OF HILL'S ADDITION TO THE TOWN OF TRURO (FORMERLY CALLED EGO), MADISON COUNTY, IOWA

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

The document to be recorded for the purpose of releasing the Mortgagor from a Mortgage dated October 23, 2001 and recorded on October 31, 2001 as referenced In Book 2001, Page 4945 of Public Records in the County of Madison, State of Iowa.

RECORDING REQUESTED BY

When Recorded Mail To:

✓ CREDITUS LENDING, LP
41539 Kalmia Street, Ste. 101, #349
Murrieta CA 92562

Title Order Escrow

No. No. (Space above for recorder's use only)

SPECIAL/LIMITED WARRANTY DEED

NICOLE LOUISE MOORE AND MICHAEL MOORE, WIFE AND HUSBAND (Grantor(s)), for valuable consideration paid, grants remises, aliens and conveys, but without recourse, representation or warranty, except as expressed herein, to **CREDITUS LENDING, LP a California limited partnership**, (Grantee), all of Grantor's right, title and interest in and to that certain tract or parcel of land commonly known as **150 West Garfield, Truro, IA 50257** City of **TRURO**, and situated in the County of **MADISON**, State of **IOWA**, described as follows, (the "Premises"): **SEE ATTACHED EXHIBIT "A" MADE A PART HERETO.**

PERMANENT PARCEL ID#: 890 890000402040000 00

Subject to and together with, all easements, rights of way, protective covenants, restrictions and legal highways, if any, of record.

Grantors hereby waive, extinguish and release to the Grantee all rights of dower, curtsy/curtesy, homestead, community property, elective rights, statutory rights and all other rights, title and interest, if any, in and to the above property.

And Grantors, for itself and its successors does covenant, promise and agree, to and with Grantee, Grantee's heirs and assigns, that Grantor has not done or caused to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will specially warrant title to the Premises against all persons lawfully claiming or who may claim the same, by, through, or under Grantor, but not otherwise. The warranties passing to Grantee hereunder are limited solely to those matters arising from acts of the Grantor, its agents or representatives, occurring solely during the period of Grantor's ownership of the subject real estate.

To have and to hold same unto Grantee, and unto Grantee's heirs and assigns forever, with appurtenances thereunto belonging.

(Signatures on following Page)

Dated: April 10th, 2010

BY: _____
NICOLE LOUISE MOORE

BY: *Michael Moore*
MICHEAL MOORE

NOTARY ACKNOWLEDGEMENT

STATE OF IOWA

COUNTY OF Decatur

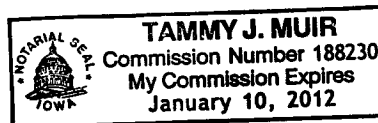
On this 10th day of April, 2010, before me, a Notary Public, personally appeared Michael Moore, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their voluntary act and deed.

Tammy J. Muir
Notary Public

Print Name: Tammy Muir

(Seal, if any)

My commission expires: 1/10/2012



Dated: Apr 9, 2010

BY: Nicole L Moore
NICOLE LOUISE MOORE

BY: _____
MICHEAL MOORE

NOTARY ACKNOWLEDGEMENT

STATE OF ~~IOWA~~ OHIO

COUNTY OF UNION

On this 9th day of April, 2010, before me, a Notary Public, personally appeared Nicole L. Moore, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their voluntary act and deed.

Jennifer P. Compton

Notary Public

Print Name: Jennifer P. Compton

(Seal, if any)

My commission expires: April 26, 2012



JENNIFER P. COMPTON
Notary Public, State of Ohio
My Commission Expires April 26, 2012
Recorded in Union County

EXHIBIT "A"
PROPERTY LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE IN MADISON COUNTY, IOWA:

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