



Document 2011 792

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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:**

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That **TONY D. FLOWERS AND MELINDA D. FLOWERS**, husband and wife, for good and valuable consideration does hereby Quit Claim unto **HOUSEHOLD FINANCE INDUSTRIAL LOAN COMPANY OF IOWA** (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:

**The North 60 feet of Lot Five (5) in Block Twenty-nine (29) of the Original Town of Winterset in Madison County, Iowa**



**Ika 215 S 2<sup>nd</sup> St, Winterset, Ia 50273**

Pursuant to IC§428A.2 Exception No. 18 applies as a deed in lieu of foreclosure of a note and the mortgage dated **June 25, 2004**, recorded **July 1, 2004**, in Book 2004 Page 3070. 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 2-8-11, 2011 Tony D. Flowers  
TONY D. FLOWERS

Dated 2-8-11, 2011 Melinda D. Flowers  
MELINDA D. FLOWERS

STATE OF IOWA, COUNTY OF MADISON, ss:

On this 10<sup>th</sup> day of Feb, 2011, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **TONY D. FLOWERS** and **MELINDA D. FLOWERS**, 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.

Notary Public

JANICE BOWERS  
CLERK OF THE DISTRICT COURT  
MADISON COUNTY  
WINTERSSET, IOWA 50273