



Document 2012 212

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Rec Amt \$7.00 Aud Amt \$5.00

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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

WARRANTY DEED (IN LIEU OF FORECLOSURE)

KNOW ALL MEN BY THESE PRESENTS:

That **DARRELL D. BEEM AND MICHELLE A. BEEM**, husband and wife, for good and valuable consideration does hereby convey 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:

Parcel "A", located in the Northwest Quarter (1/4) of Section Eleven (11), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 3.00 acres, as shown in Plat of Survey filed in Book 3, Page 538 on January 24, 2000, in the Office of the Recorder of Madison County, Iowa.



Ika 3211 Peru Road, Truro, IA 50257

Pursuant to IC§428A.2 Exception No. 18 applies as a deed in lieu of foreclosure of a note and the mortgage dated **April 29, 2003**, recorded **June 2, 2003**, in Book 2003 Page 3214. 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)

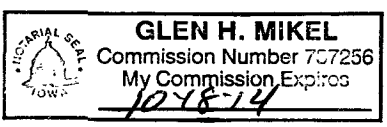
And the grantors do Hereby Covenant with the said grantees, and successors in interest, that said grantors hold said real estate by title in fee simple; that they have good and lawful authority to sell and convey the same; that said premises are Free and Clear of all Liens and Encumbrances Whatsoever except as may be above stated; and said grantors Covenant to Warrant and Defend the said premises against the lawful claims of all persons whomsoever, except as may be above stated.

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 1-18, 2012
Dated 1-18, 2012
DARRELL D. BEEM
MICHELLE A. BEEM

STATE OF IOWA, COUNTY OF MADISON, ss:
On this 18 day of JANUARY, 2012 before me, the undersigned, a Notary Public in and for said County and State, personally appeared **DARRELL D. BEEM and MICHELLE A. BEEM**, 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 Glen H. Mikel