



Document 2012 3094

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Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$39.20
Rev Stamp# 319

INDX ✓
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

✓ PREPARED BY/SEND BACK TO: BOB SIDDENS, 650 - 42ND ST., DES MOINES, IA 50312 515-274-6210
ADD TAX STATEMENT: PHILIP RATER: 101 15th Ave SW, Altoona, IA 50009

\$25,000

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Household Finance Industrial Loan Company of Iowa, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration in hand paid do hereby Convey unto **PHILIP RATER**, married 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.

subject to easements and covenants of record

l/k/a 3211 Peru Rd, Truro, IA 50257

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 13 day September, 2012. **HOUSEHOLD FINANCE INDUSTRIAL LOAN COMPANY OF IOWA,**
STATE OF CALIFORNIA) by Danah J Stewart Asst. VP
) ss Name Title

COUNTY OF LOS ANGELES)
On this ___ day of _____, 2012, before me, _____, a Notary Public in and for said State, personally appeared _____ who proved to me on the basis
Name title

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.
(BEEM)

Name Notary

ACKNOWLEDGMENT

State of California)
County of Los Angeles)

On September 12, 2012, before me, Robin Powell, a Notary Public, personally appeared Blanche I. Stewart, 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.



Notary Public

