

**BK: 2018 PG: 1136**  
**Recorded: 4/11/2018 at 3:08:45.0 PM**  
**Fee Amount: \$17.00**  
**Revenue Tax: \$0.00**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**

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MARGIN ABOVE RESERVED FOR RECORDING INFORMATION

**SPECIAL WARRANTY DEED**

PREPARED, SUBMITTED, AND RETURN TO:

ATTN: DEANNA BUDESCH  
SOUTHLAW, P.C.  
1401 50<sup>TH</sup> STREET SUITE 100  
WEST DES MOINES, IA 50266  
(913) 663-7600

DATE OF INSTRUMENT: *April 19, 2018*

GRANTOR: NEW PENN FINANCIAL, LLC d/b/a Shellpoint Mortgage Servicing  
PO BOX 10675,  
GREENVILLE, SC 29601

GRANTEE: FEDERAL HOME LOAN MORTGAGE CORPORATION  
5000 PLANO PARKWAY  
CARROLLTON, TX 75010

AFFECTED INSTRUMENT: NONE

LEGAL DESCRIPTION: Lot Ten (10) and the South Half (1/2) of Lot Eleven (11) in Block Six (6) of Academy Addition to the Town of Earlham, Madison County, Iowa

No Declaration of Value or Groundwater is required by law to be furnished in regard to this transfer of title because the Deed Consideration is less than \$500.00 428A.2 (21) Iowa Legislature

Tax Statements To:  
Federal Home Loan Mortgage Corporation  
5000 Plano Parkway  
Carrollton, TX 75010

## SPECIAL WARRANTY DEED

WITNESSETH: New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing, THE GRANTOR, (whether one or more) in consideration of the sum of One Dollar and other valuable consideration to it paid by the Federal Home Loan Mortgage Corporation, GRANTEE (whether one or more), the receipt of which is acknowledged, does by these presents, Grant, Bargain and Sell, Convey and Confirm unto the GRANTEE, its successors and assigns, the lots, tracts or parcels of land, described on the first page of this instrument, commonly known as 240 Northwest Locust Avenue, Earlham, IA 50072 (the "Property").

Lot Ten (10) and the South Half (1/2) of Lot Eleven (11) in Block Six (6) of Academy Addition to the Town of Earlham, Madison County, Iowa, commonly known as 240 Northwest Locust Avenue, Earlham, IA 50072 (the "Property").

Subject to all prior easements, restrictions, reservations and covenants now of record, if any.

No Declaration of Value or Groundwater is required by law to be furnished in regard to this transfer of title because the Deed Consideration is less than \$500.00 428A.2 (21) Iowa Legislature.

TO HAVE AND TO HOLD the premises with all and singular, the rights, privileges, appurtenances and immunities belonging or in anywise appertaining unto the GRANTEE and unto its successors and assigns forever. GRANTOR covenanting that the premises are free and clear from any encumbrance done or suffered by it; and that it will warrant and defend the title to the premises unto the GRANTEE and unto its successors and assigns forever, against the lawful claims and demands of all persons claiming under it.

IN WITNESS, the GRANTOR has caused these presents to be signed by its Manager and attested by its Supervisor

Stephanie Wesset  
Supervisor  
(Name & Title)

New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing

By

Cynthia M. Brock, Manager  
(Name & Title)

## CORPORATION ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

On this 10<sup>th</sup> day of April, 2018, before me, appeared Cynthia M. Brock, to me personally known, who being by me duly sworn, did say that he/she is the Manager of New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing, and that the instrument was signed on behalf of the corporation by authority of its Board of Directors, and he/she acknowledged the instrument to be the free act and deed of the corporation.

IN WITNESS, I have set my hand and affixed my official seal the day and year last above written.

**TOMECKA BARKSDALE**  
Notary Public, State of South Carolina  
My Commission Expires 2/5/2025

Tomecka Barksdale  
Notary Public  
State of South Carolina  
County of Greenville  
Date 4/10/2018

My Commission Expires:

2/5/2025

File No. 155343