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CHEK

DOV# 254

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 – 73<sup>rd</sup> Street, Urbandale, Iowa 50322

Phone # (515) 661-5569

✓ Return document to and mail tax statements to:

MICHAEL AND TERRI FRANK, 240 NW Locust Avenue, Earlham, Iowa 50072

File #RESC / MS (rfb)

\$40,500

## SPECIAL WARRANTY DEED

REO/Iowa Asset #1214107

Legal: **Lot 10 and the South Half (S ½) of Lot 11 in Block 6 in Academy Addition to the Town of Earlham, Madison County, Iowa**

Address: 240 NW Locust Avenue, Earlham, Iowa 50072

This Indenture, made this 22 day of June, 2018, between the **Federal Home Loan Mortgage Corporation** ("Grantor"), and **Michael J. Frank and Terri L. Zimmerman Frank, a married couple**, as Joint Tenants with full rights of survivorship and not as Tenants in Common, ("Grantees").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does by these presents, grant, bargain, sell, and convey unto said Grantees, all of the foregoing-described property.

TO HAVE AND HOLD THE SAME, together with all and singular the tenements, hereditaments, and appurtenances belonging or in anywise appertaining thereto, forever, and said Grantor, for itself and its successors and assigns, does covenant and agree that at the time of the delivery hereof said property is free and clear of all encumbrances and as such it will warrant and defend said property unto said Grantees, their heirs and assigns, forever.

**This transaction is exempt from real estate transfer tax pursuant to Iowa Code 428A.2(6)**

FEDERAL HOME LOAN MORTGAGE CORPORATION, by:

STEWART LENDER SERVICES, INC., As Attorney-in-Fact, by:

Amanda L. Jonas  
Amanda L. Jonas

STATE OF FL )  
COUNTY OF Hillsborough ) SS:

This instrument was acknowledged before me on June 22, 2018 by  
date  
Amanda L. Jonas  
name

as authorized signatory for Stewart Lender Services, Inc., Attorney-in-Fact for Federal Home Loan Mortgage Corporation.

FLORIDA NOTARY ASSOCIATION  
SINCE 1918  
ARIEL MULLINS  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG145996  
Expires 9/25/2021

Ariel Mullins  
Notary Public in and for said State