

Book 2018 Page 2068 Type 03 001 Pages 2 Date 7/02/2018 Time 11:17:38AM

Rec Amt \$12.00 Aud Amt \$5.00

INDX **ANNO** 

DOV# 254

SCAN

LISA SMITH, COUNTY RECORDER MADISON COUNTY IOWA

CHEK

This instrument prepared by:

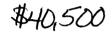
ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 - 73<sup>rd</sup> Street, Urbandale, Iowa 50322

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)



## SPECIAL WARRANTY DEED

REO/lowa 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  $\mathcal{I}\mathcal{I}$  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 lowa Code 428A.2(6)

	CORPORATION,	by:
	STEWART LENDER SERVICES, INC., As Attorney-in-Fact,	by:
	amanda L. Jonas	
county of Hilbourh ) ss:		
This instrument was acknowledged before me on	Jue 22,208	by
Amanda L. Jonas		
as authorized signatory for Stewart Lender Services, Inc., Attorney-in-Fact for Federal Home Loan		
ARIEL MULLINS NOTARY PUBLIC STATE OF FLORIDA Comm# GG145996	Notary Public in and for said State	
Expires 9/25/2021		

FEDERAL HOME LOAN MORTGAGE