



Document 2019 643

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Date 2/26/2019 Time 10:01:28AM

Rec Amt \$12.00 Aud Amt \$5.00

INDX  
ANNO  
SCAN

DOV# 54

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

P190309

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:

STEVEN H. BOYT, 2855 Pioneer Avenue, Peru, Iowa 50222

File #RESC / MS (rfb)

\$20,700

## SPECIAL WARRANTY DEED

REO/Iowa Asset # 1216990

Legal: **Block Ten (10), and the vacated streets and alleys adjacent thereto, and Block Three (3) and the vacated streets and alleys adjacent thereto, all in the Town of Peru, Madison County, Iowa**

Address: 2855 Pioneer Avenue, Peru, Iowa 50222

This Indenture, made this 25<sup>TH</sup> day of January, 2019, between the **Federal Home Loan Mortgage Corporation ("Grantor")**, and **Steven H. Boyt, a single person, ("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:

*Sammie Hale*

SAMMIE HALE

STATE OF FLORIDA )  
 ) SS:  
COUNTY OF HILLSBOROUGH )

This instrument was acknowledged before me on JANUARY 25, 2019 by  
 date  
SAMMIE HALE

name

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



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

*Ariel Mullins*  
Notary Public in and for said State *Florida*  
Ariel Mullins