

Recorded: 4/12/2019 at 3:39:55.0 PM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2019 PG: 791

MARGIN ABOVE RESERVED FOR RECORDING INFORMATION

SPECIAL WARRANTY DEED

PREPARED, SUBMITTED, AND RETURN TO:

ATTN: DEANNA BUDESCH
SOUTHLAW, P.C.
13160 FOSTER SUITE 100
OVERLAND PARK, KS 66213-2660
(913) 663-7600

DATE OF INSTRUMENT: April 9, 2019

GRANTOR: CARRINGTON MORTGAGE SERVICES, LLC
1600 SOUTH DOUGLASS Road, Suite 200-A,
ANAHEIM, CA 92806

GRANTEE: FEDERAL NATIONAL MORTGAGE ASSOCIATION
P.O. BOX 650043
DALLAS, TX 75265-0043

AFFECTED INSTRUMENT: NONE

LEGAL DESCRIPTION: LOT NINE (9), BLOCK SEVENTEEN (17), RYAN, IOWA, ACCORDING TO
PLAT RECORDED IN BOOK 1 PLATS, PAGE 42.

Also known as:

Lot Nine (9), Block Seventeen (17) of the City of Ryan, Delaware 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 National Mortgage Association
P.O. Box 650043
Dallas, TX 75265-0043

File No. 188472



SPECIAL WARRANTY DEED

WITNESSETH: Carrington Mortgage Services, LLC, THE GRANTOR, (whether one or more) in consideration of the sum of One Dollar and other valuable consideration to it paid by the Federal National Mortgage Association, 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 416 Belknap Street, Ryan, IA 52330 (the "Property").

LOT NINE (9), BLOCK SEVENTEEN (17), RYAN, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 1 PLATS, PAGE 42.

Also known as:

Lot Nine (9), Block Seventeen (17) of the City of Ryan, Delaware County, Iowa, commonly known as 416 Belknap Street, Ryan, IA 52330 (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 _____
and attested by its _____

AVP of Default

Attested by: _____
Elizabeth Gonzales
Default Document Manager
(Name & Title)

Carrington Mortgage Services, LLC

By _____ APR 09 2019
Chris Lechtanski, AVP of Default
(Name & Title)

CORPORATION ACKNOWLEDGMENT

STATE OF _____)
) ss.
COUNTY OF _____)

On this _____ day of _____, 20____, before me, _____ appeared _____ and _____, to me personally known, who being by me duly sworn, did say that they are the _____ and _____ of Carrington Mortgage Services, LLC, and that the instrument was signed on behalf of the corporation by authority of its Board of Directors, and they 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.

Notary Public
State of _____
County of _____
Date _____

My Commission Expires: _____

File No. 188472

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

CALIFORNIA ALL – PURPOSE

CERTIFICATE OF ACKNOWLEDGMENT

State of California

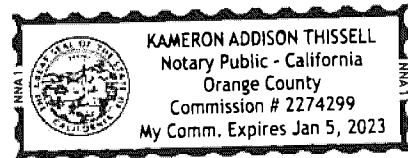
County of Orange

On April 9th, 2019, before me, Kameron Thissell, Notary Public, personally appeared, Chris Lechtanski, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.

Signature [Signature] (Seal)
Kameron Thissell



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT	
<u>SWP - 4/8/6</u>	
(Title or description of attached document)	
<u></u>	
(Title or description of attached document continued)	
Number of Pages <u></u>	Document Date <u></u>
<u></u>	
(Additional information)	

CAPACITY CLAIMED BY THE SIGNER	
☐ Individual (s)	
☐ Corporate Officer	
	(Title)
☐ Partner(s)	
☐ Attorney-in-Fact	
☐ Trustee(s)	
☐ Other	

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ✦ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document
 - ✦ Indicate title or type of attached document, number of pages and date
 - ✦ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document