

BK: 2022 PG: 691
Recorded: 3/8/2022 at 12:30:04.0 PM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$511.20
LISA SMITH RECORDER
Madison County, Iowa

Prepared By:
Dean Hoag, Jr., Attorney at Law
c/o National Escrow Services
414 61st St.
Des Moines IA 50312
(515) 974-4032

Address Tax Statements To: Iowa Commercial Properties, L.L.C.
24725 V Avenue, Dallas Center, IA 50063

Return to: Covius Settlement Services, LLC
1044 Main Street, Suite 600, Kansas City, MO 64105

Tax No.: 120022988026000 520-609084

SPECIAL WARRANTY DEED

FOR THE CONSIDERATION of Three Hundred Twenty Thousand and 00/100 Dollars (\$320,000.00), and other valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, FREEDOM MORTGAGE CORPORATION, herein referred to as "Grantor" does hereby grant, bargain, sell, convey and warrant with special warranty unto IOWA COMMERCIAL PROPERTIES, L.L.C., in fee simple, whose mailing address is 24725 V Avenue, Dallas Center, IA 50063, hereinafter referred to as "Grantee", the following land and property, together with all improvements thereon lying in the County of Madison, State of Iowa, to-wit:

The following described real estate:

Parcel "B", located in the Southeast quarter (1/4) of the Southeast quarter (1/4) of Section Twenty-Nine (29), Township Seventy-Seven (77) North, Range Twenty-Seven (27) West of the Fifth Principal Meridian, Madison County, Iowa, containing 4.66 acres, as shown in Plat of Survey filed in Book 3, Page 214 on April 15, 1998, in the office of the recorder of Madison County, Iowa.

Being the same property conveyed to the Grantor herein by deed recorded September 21, 2021 in Book 2021, Page 3947, in the Office of the County Recorder of Madison County, State of Iowa.

Locally known as: 2391 148th Street, Winterset, IA 50273

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

THIS CONVEYANCE made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

TO HAVE AND TO HOLD to the said Grantee, in fee simple, their heirs, personal representatives, executors and assigns forever; it being the intention of the parties to this conveyance.

Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

SIGNATURE PAGE TO FOLLOW

WITNESS, Grantor's hand this 17th day of February, 2022.

FREEDOM MORTGAGE CORPORATION

By Covius Mortgage Solutions, LLC, its Attorney in Fact

By: Jenn Reagan (Seal)

Name: JENN REAGAN

Title: Closing Specialist, Attorney in Fact under

limited Power of Attorney for Freedom

Mortgage Corporation

Dated

STATE OF ~~LOWA~~ Alabama)
COUNTY OF Etowah) SS:

On this 17th day of February, 2022, before me the undersigned, a Notary Public in and for the said State, personally appeared JENN REAGAN as Closing Specialist for Covius Mortgage Solutions, LLC, Attorney in Fact under limited Power of Attorney for FREEDOM MORTGAGE CORPORATION, in his/her full and authorized capacity on behalf of said Company, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Pam A. Richee

Notary Public in and for the State of ~~LOWA~~ Alabama

My Commission expires: 4-5-2025

Pam A. Richee

Notary Public, Alabama State At Large

My Commission Expires April 5, 2025

