

BK: 2024 PG: 2135
Recorded: 9/4/2024 at 1:14:58.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$63.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Prepared by & Return to: Caleb A. Petersen, 123 N. Main St., Maquoketa, IA 52060 (563) 652-4963
Caleb A. Petersen ISBA #54297038 **SPACE ABOVE THIS LINE FOR RECORDER**
Taxpayer: BR Investments LLC, 3216 Southern Wood Dr., Des Moines, IA 50321

TRUSTEE SPECIAL WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR NEW RESIDENTIAL MORTGAGE LOAN TRUST 2018-2 ("GRANTOR"), does hereby convey to BR INVESTMENTS LLC ("GRANTEE"), the following described real estate in Madison County, Iowa:

A parcel of land located in the Southwest Quarter of the Southeast Quarter of Section 3, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Northeast Corner of the Southwest Quarter of the Southeast Quarter of said Section 3, and being the point of beginning, thence South 86°44' West 236.5 feet along the North line of said Southwest Quarter of the Southeast Quarter, thence South 03°54' East 83.0 feet, thence South 88°53' East 72.0 feet, thence South 02°47' East 221.0 feet, thence North 86°44' East 148.0 feet, thence North 00°00' 310.0 feet along the East line of said Southwest Quarter of the Southeast Quarter to the point of beginning, said parcel contains 1.25 acres including 0.14 acres of public road right of way.

Grantor does hereby covenant with Grantee and successors in interest to warrant and defend the real estate against the lawful claims of all persons claiming by, through or under Grantor, except as may be above stated.

Grantor further warrants to the Grantee all of the following: That the Trust pursuant to which the transfer is made is duly executed and in existence; that the transfer by the Trustee to the Grantee is effective and rightful; and that the Trustee knows of no facts or legal claims which might impair the validity of the Trust or the validity of the transfer.

Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the Grantor acquired title.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit, and behalf of the Grantee forever.

The attorney-in-fact executing this instrument on behalf of the Grantor hereunder covenants with Grantee that the Power of Attorney under which said attorney-in-fact is acting has not been terminated and remains in full force and effect.

Dated: August 29, 2024

GRANTOR:

CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR
NEW RESIDENTIAL MORTGAGE LOAN TRUST 2018-2

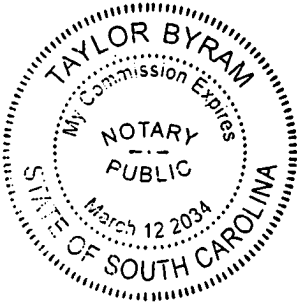
By NewRez LLC f/k/a New Penn Financial LLC d/b/a Shellpoint Mortgage Servicing, Attorney-in-Fact

By: 

Dane Wallace VP
(Print Name and Title)

STATE OF South Carolina, COUNTY OF Greenville

This instrument was acknowledged before me on this 29 day of August, 2024 by
Dane Wallace as VP of NewRez
LLC f/k/a New Penn Financial LLC d/b/a Shellpoint Mortgage Servicing as attorney-in-fact for Citibank,
N.A., not in its individual capacity but solely as Owner Trustee for New Residential Mortgage Loan Trust
2018-2.



NOTARY PUBLIC:

Signature: 

Print Name: Taylor Byram

My commission expires: 03-12-2034