

BK: 2026 PG: 278  
Recorded: 1/27/2026 at 3:03:04.0 PM  
Pages 3  
County Recording Fee: \$22.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$25.00  
Revenue Tax: \$0.00  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

Commitment Number: 250650671  
Seller's Loan Number: 1304146

**AFTER RECORDING RETURN TO:**  
RUDOLF INVESTMENTS LC  
4883 NEWBOLD STREET  
SAINT CHARLES, IA 50240

**MAIL TAX STATEMENTS TO:**  
RUDOLF INVESTMENTS LC  
4883 NEWBOLD STREET  
SAINT CHARLES, IA 50240

This document prepared by:  
Melissa Lewis, Esq.  
8940 Main Street  
Clarence, NY 14031  
866-333-3081

Parcel ID No.: 870001102040000

There are no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

#### **SPECIAL WARRANTY DEED**

Grantor is exempt from all taxation imposed by any state, county, municipality or local taxing authority, except for real property taxes. Thus, Grantor is exempt from any and all transfer taxes. See, 12 U.S.C. 1723a(c)(2).

THIS INDENTURE made and entered into on this 18 day of January 2026, by and between **FEDERAL HOME LOAN MORTGAGE CORPORATION**, whose mailing address is 6555 Excellence Way, Plano, TX 75023, hereinafter referred to as Grantor(s) and **RUDOLF INVESTMENTS LC**, whose tax mailing address is 4883 NEWBOLD STREET, SAINT CHARLES, IA 50240, hereinafter referred to as Grantee(s).

**WITNESSETH:** That the said Grantor, for and in consideration of the sum of Eighty Seven Thousand Six Hundred Dollars and Zero Cents (\$87,600.00), cash in hand paid, the receipt of which is hereby

acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Madison County, Iowa:

**THE FOLLOWING DESCRIBED PROPERTY IN MADISON COUNTY, IOWA:**

**LOTS FIVE (5) AND SIX (6) IN BLOCK TWO (2) OF JOEL'S ADDITION TO THE TOWN OF ST. CHARLES, MADISON COUNTY, IOWA**

Property commonly known as: 513 W VINE ST, SAINT CHARLES, IA 50240

Prior instrument reference: BK: 2025 PG: 3353, Recorded: 12/09/2025

**SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.**

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

Grantor hereby warrants to the Grantee(s) that title to the subject real property described herein is the same quality which was received by the Grantor. Grantor's warranty is limited solely to matters arising from the acts or omissions of the Grantor occurring solely during the period of the Grantor's ownership of the subject real property. This limited warranty is binding upon the Grantor, its successors and assigns.

This deed is exempt according to Iowa Code 428A.2(6).

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this 19<sup>th</sup> day of JANUARY, 2026.

**FEDERAL HOME LOAN MORTGAGE CORPORATION, By ServiceLink, LLC, as Attorney-in-Fact**

By: Charles E. Hogue Jr.

Name: Charles E. Hogue Jr.

Title: ASSISTANT VICE PRESIDENT

STATE OF Pennsylvania  
COUNTY OF Allegheny

This instrument was acknowledged before me on 19<sup>th</sup> day of JANUARY, 2026,  
by Charles E. Hogue Jr., as

ASSISTANT VICE PRESIDENT of ServiceLink, LLC, as Attorney-in-Fact for  
**FEDERAL HOME LOAN MORTGAGE CORPORATION.**

Alyssa Marie Bresnay

Notary Public

Print Name: Alyssa Marie Bresnay

My commission expires: My Commission Expires  
May 24, 2028

Commonwealth of Pennsylvania - Notary Seal Alyssa Marie Bresnay, Notary Public Allegheny County My commission expires May 24, 2028 Commission number 1447805 Member, Pennsylvania Association of Notaries
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