



Document 2016 765

Book 2016 Page 765 Type 03 001 Pages 2

Date 3/31/2016 Time 11:13:44AM

Rec Amt \$22.00 Aud Amt \$5.00

INDX
ANNO
SCAN

DOV# 96

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

-----above space for recording-----

Prepared by: Nick Henderson, 9140 W Dodge Road, Ste 380, Omaha, NE 68114 (402) 691-9933 File#TC2115

Address Tax Statement: Jodi L. Broadbent, 795 Burlington Ave, Martensdale IA 50160

✓ Return to TitleCore, LLC, 518 Main St, Plattsmouth, NE 68048

REO/Iowa

Asset No. 1166467

Exempt from Doc Rev Tax per IA Code 428A.2 (6)

\$120,000

SPECIAL WARRANTY DEED

Grantor's Name/Address: **Federal Home Loan Mortgage Corporation**
5000 Plano Parkway
Carrollton, TX 75010

Grantee's Name/Address: **Jodi L. Broadbent**
795 Burlington Ave
Martensdale IA 50160

THIS INDENTURE, made this 7 day of January, 2016, between Federal Home Loan Mortgage Corporation ("Grantor"), and **Jodi L. Broadbent** ("Grantee").

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 Grantee(s), **Jodi L. Broadbent**, his/her/their heirs and assigns, forever, all of the foregoing described property situated in Madison County, Iowa, according to the recorded plat thereof:

Parcel "B" located in the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-six (26), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, as shown on Plat of Survey filed in Book 2006, Page 5237 on December 19, 2006, in the Office of the Recorder of Madison County, Iowa.

COMMONLY KNOWN AS: **2662 Quail Ridge Ave, Winterset, IA 50273**, with the appurtenance and all of the estate, title and interest of the said Grantor therein.

TO HAVE AND TO 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 Grantee(s) his/her/their heirs and assigns, forever.

IN TESTIMONY WHEREOF, **Federal Home Loan Mortgage Corporation** has caused these presents to be signed in its name this 7 day of January, 2016.

Federal Home Loan Mortgage Corporation,
By: Stewart Lender Services, Inc., as Attorney-in-Fact,

By: *Sammie Hale*

Printed Name: **Sammie Hale**
Authorized Signatory

STATE OF FL

COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me on this 7 day of January, 2016, by **Sammie Hale**, as authorized signatory for **Stewart Lender Services, Inc., Attorney-in-Fact for Federal Home Loan Mortgage Corporation.**

[Signature]
Notary Public

My commission expires: _____

TC2115

