

BK: 2017 PG: 3908
Recorded: 12/14/2017 at 12:50:30.0 PM
Fee Amount: \$27.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

Loan No.: 2300345526
Investor No.: 893430064

SPECIAL WARRANTY DEED
IOWA CODE SECTION 428A.2(6)

CF70090

Preparer Information: (Name, address and phone number)

Ruth Ruhl, Esquire, RUTH RUHL, P.C., 12700 Park Central Drive, Suite 850, Dallas, Texas 75251, Phone:
(877) 766-6677

Taxpayer Information: (Name and complete address)

U.S. Bank National Association, 4801 Frederica Street, Owensboro Kentucky 42301

Return Document To: (Name and complete address)

RUTH RUHL, P.C., Recording Department, 12700 Park Central Drive, Suite 850, Dallas, Texas 75251

Grantors:

Michael J. Kelly aka Michael Jon Kelly and Nancy L.
Kelly, husband and wife, as joint tenants with full rights
of survivorship and not as tenants in common

Grantees:

Federal Home Loan Mortgage Corporation

Legal Description: Exhibit "A"

Parcel ID Number: 820000401010000

Document or instrument number of previously recorded documents: Book N/A, Page N/A,
Instrument No. 2014-2524.

Loan No.: 2300345526
Investor No.: 893430064

For the consideration of (\$1.00) One and No/100 Dollar(s) and other valuable consideration,
Michael J. Kelly aka Michael Jon Kelly and Nancy L. Kelly, husband and wife, as joint tenants with full rights of
suvivorship and not as tenants in common
do hereby Convey to Federal Home Loan Mortgage Corporation

the following described real estate in Madison County, Iowa:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

THIS DEED is an absolute grant of title in effect as well as in form (and is not intended as a mortgage) subject,
however, to acceptance by Federal Home Loan Mortgage Corporation

its successors and/or assigns, it being the intention of both parties that the interest of the Grantee and the Grantor in
said property under said Mortgage whether guaranteed, insured or direct loan, shall not merge, and that said
Mortgage shall remain in full force and effect until specifically released.

This is an exempt transaction pursuant to Iowa Code Section 428A.2(18). This Deed is given as an absolute
conveyance in lieu of foreclosure and not given as additional security for any obligation. The consideration for this
conveyance is the release of the Grantors for any and all liability under the note secured by the mortgage dated
September 25th, 2014 , and filed October 7th, 2014 , in Book N/A , Page N/A ,
Instrument No. 2014-2524 , which is assigned simultaneously herewith to Grantee in the Office of the
Recorder of Madison County, Iowa.

Grantors do Hereby Covenant with Grantees and successors in interest to Warrant and Defend the real
estate against the lawful claims of all persons claiming by, through or under them, except as may be above stated.
Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real
estate.

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

Dated: 10-31-17

Michael J. Kelly aka Michael Jon Kelly (Grantor) Nancy L. Kelly (Grantor)

(Grantor) (Grantor)

Loan No.: 2300345526
Investor No.: 893430064

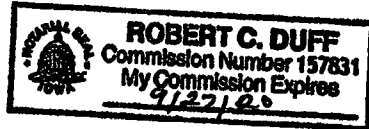
ACKNOWLEDGMENT

State of IOWA §
County of MADISON §

The foregoing instrument was acknowledged before me Oct 31, 2017 [date],
by Michael J. Kelly aka Michael Jon Kelly and Nancy L. Kelly

[name of person acknowledged].

(Seal)



Robert C Duff
Notary Signature

ROBERT C. DUFF
Printed Name

Notary Public, State of IOWA

My Commission Expires: 9/27/20

Loan No.: 2300345526
Investor No.: 893430064

EXHIBIT "A"

Lot 1, Lot 2 and the East Half of Lot 3, in Block 1 of Tidrick and Ward's Addition to the City of Winterset, Madison County, Iowa.