Recorded: 6/30/2015 at 2:34:49.0 PM
Fee Amount: $22.00
Revenue Tax: $0.00
Delaware County, Iowa
DEBORAH PEYTON, RECORDER
BK: 2015 PG: 1707

Entered for taxation 1st day
of July A D 2015
Cedah Bahl Auditor
By [illegible] Deputy

Commitment Number: 3310932
Seller's Loan Number: 4004579028

This instrument prepared by:
Kristi L. Kious, Attorney at Law, (Iowa Bar Number AT0009814) 812 E. Independence Street, Pella, IA 50219, (515) 971-9366

Address Tax Statement To:
JOSEPH SELLNER
821 E HOWARD ST., MANCHESTER, IA 52057

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
630-28-31-056-00

SPECIAL WARRANTY DEED

Exempt: Sec. 428A.2(6). Government Entity.

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, whose mailing address is **P.O. Box 650043, Dallas, TX 75265-0043**, hereinafter grantor, for $52,000.00 (Fifty Two Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **JOSEPH SELLNER, a single person**, hereinafter grantee, whose tax mailing address is **821 E HOWARD ST., MANCHESTER, IA 52057**, the following real property:

All that certain parcel of land situate in the County of Delaware, State of Iowa, being known and designated as follows: The North One-half (N1/2) of the East Sixty-six (66) feet of Lot Sixteen (16), Iowa Land Company's Addition to Manchester, Iowa.
Property Address is: 821 E HOWARD ST., MANCHESTER, IA 52057

Seller 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 seller~~ acquired title.

The real property described above is conveyed ~~subject~~ to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

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.

Prior instrument reference: **Official Records Book 2014, Page 2832**

Executed by the undersigned on 5-15, 2015:

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: ServiceLink, a Division of Chicago Title Insurance Company, its Attorney In Fact

By: Lauren Pyzoha

Name: Lauren Pyzoha

Title: AVP

STATE OF PA
COUNTY OF Allegheny

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 15 day of MAY, 2015, by Lauren Pyzoha, AVP **of ServiceLink, A Division of Chicago Title Insurance Company as the Attorney in Fact for FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION**, and is appearing on behalf of said corporation, with full authority to act for said corporation in this transaction, who is known to me or has shown _____ as identification, who after being by me first duly sworn, deposes and says that he/she has the full binding legal authority to sign this deed on behalf of the aforementioned corporation and acknowledge said authority is contained in an instrument duly executed, acknowledged; and recorded as set forth above, and that this instrument was voluntarily executed under and by virtue of the authority given by said instrument granting him/her power of attorney.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Tobi P. McCoy, Notary Public
Moon Twp., Allegheny County
My Commission Expires March 25, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Tobi P McCoy
NOTARY PUBLIC
My Commission Expires 3/25/19