Env. McDonough Real Estate
317 B East First St.
Monticello, IA 52310

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By Deputy

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

SPECIAL WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 105
Recorder's Cover Sheet

Preparer Information:
Charles P. Augustine, BL000015141, Klatt Law Firm, 531 Commercial St., Ste 250, Waterloo, IA 50701, Phone: (319) 232-3304

Taxpayer Information:
Anthony J. Keppler and Gerarda M. Lahey-Keppler, 13527 Gun Club Rd., Epworth, IA 52045

Return Document To:
Anthony J. Keppler and Gerarda M. Lahey-Keppler, 13527 Gun Club Rd., Epworth, IA 52045

Grantors:
Fannie Mae, a/k/a Federal National Mortgage Association

Grantees:
Anthony J. Keppler and Gerarda M. Lahey-Keppler

Legal Description: See Page 2

TSC#152090

SPECIAL WARRANTY DEED

For the consideration of **One and no/100——— Dollar(s)** and other valuable consideration, **Fannie Mae, a/k/a Federal National Mortgage Association,** does hereby Convey to **Anthony J. Keppler and Gerarda M. Lahey-Keppler, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common,** following described real estate in **Delaware County,** Iowa:

LOT THREE HUNDRED FIVE (305), MANCHESTER, IOWA, ACCORDING TO PLAT
~~Lot 305 in the City of Manchester, Delaware County, Iowa~~
RECORDED IN BOOK I L.D., PAGE 284.

Subject to easements, restrictions, covenants, ordinances and limited access provisions of record.

Grantee herein shall be prohibited from conveying captioned property for a sales price of greater than $13,800.00 for a period of 3 months from the date of the recording of this deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount of greater than $13,800.00 for a period of 3 months from the date of the recording of this deed. These restrictions shall run with the land and are not personal to Grantee. This restriction shall terminate immediately upon conveyance at any foreclosure sale related to a mortgage or deed of trust.

Grantor is a corporate instrumentality of the United States and is exempt from real estate transfer tax under federal law and under section 428A.2(6) of the Code of Iowa.

Seller Address: PO Box 650043, Dallas, TX 75265-0043

Grantor does 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 it, except as may be above stated, and none other.

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: June 12, 2015

Fannie Mae, a/k/a Federal National Mortgage Association

By: First American Title Insurance Company, Attorney In Fact

Authorized Signer of First American Title Insurance Company as Attorney in fact And/or agent

Signed By: _____
Signature of Corporate Officer

Name of Officer: Jamey Davis
Its Authorized Signer

STATE OF Texas, COUNTY OF Dallas, ss:

This instrument was acknowledged before me on this 12 day of June, 2015, by Jamey Davis as _____ of First American Title Insurance Company, Attorney In Fact, for Fannie Mae, a/k/a Federal National Mortgage Association.

_____, Notary Public

CYNTHIA ANN PARTIDA VALTIERRA
Notary Public, State of Texas
My Commission Expires
June 04, 2019