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DOV# 329

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 23rd day
of September AD 2015
Carla K. Bachler Auditor
By S. Hildebrand Deputy

FM Bank

Commitment Number: 3344779
Seller's Loan Number: 4005836644

This instrument prepared by:
Jay A. Rosenberg, Attorney at Law, (Iowa Bar Number AT0012626) 3805 Edwards Road, Suite 550, Cincinnati, OHIO 45209

Address Tax Statement To:
JOSEPH S. DUDLEY and AMANDA M. DUDLEY
1194 CANDLE RD., MANCHESTER IA 52057

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

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
000110280001710, 000110290001800

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 $63,900.00 (Sixty Three Thousand Nine Hundred Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **JOSEPH S. DUDLEY** and **AMANDA M. DUDLEY**, hereinafter grantees, whose tax mailing address is **1194 CANDLE RD., 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: Lot One (1) of HENDERSON FARMS, a Subdivision of Part of the E 1/2 of Section 29, and part of the W 1/2 of Section 28, all of T89N, R6W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 8 Plats, Page 36.
Property Address is: 1194 CANDLE RD., 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.

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 grantees forever.

Prior instrument reference: **Official Records Book 2015, Page 686**

Executed by the undersigned on 9-16, 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

A Power of Attorney relating to the above described property was recorded on 06/30/2015 at Document Number: E 1706 B 2015 P 1706.

STATE OF PA
COUNTY OF Allegheny

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 16 day of Sept, 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.

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

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