**Recorded: 9/7/2016 at 9:39:21.0 AM**
**Fee Amount: $17.00**
**Revenue Tax: $0.00**
**Delaware County, Iowa**
**Daneen Schindler RECORDER**
**BK: 2016 PG: 2377**

Entered for taxation 9th day
of September A D 2016
Carol H. Baker Auditor
By P. Hilbebrand Deputy

MARGIN ABOVE RESERVED FOR RECORDING INFORMATION

## SPECIAL WARRANTY DEED

PREPARED, SUBMITTED, AND RETURN TO:
ATTN: DEANNA BUDESLICH
SOUTHLAW, P.C.
1401 50TH STREET SUITE 100
WEST DES MOINES, IA 50266
(913) 663-7600

DATE OF INSTRUMENT: August 29, 2016

GRANTOR: QUICKEN LOANS INC.
635 WOODWARD AVE.,
DETROIT, MI 48226

GRANTEE: FEDERAL NATIONAL MORTGAGE ASSOCIATION
P.O. BOX 650043
DALLAS, TX 75265-0043

AFFECTED INSTRUMENT: NONE
LEGAL DESCRIPTION: Parcel K of the Plat of Survey recorded June 25, 2013 in Book 2013 at Page 2137 in the Delaware County Recorder's office, more fully described as follows: The South 135' of Lot 1, South 5' of the East 32' of the North 115' of Lot 1, Lot 2, South 5' of the West 20' of Lot 13, West 20' of Alley and South 1/2 of East 38' of Alley between Lots 2 and 13, all in Subdivision of Lots 116 and 117, City of Manchester and of Lots 1 and 2 of Iowa Land Company's Addition Sections 28 and 29, T89N R5W of the Fifth P.M., City of Manchester, Delaware County, Iowa
Plat of Survey recorded July 3, 2007 in Book 2007 at Page 2175

No Declaration of Value or Groundwater is required by law to be furnished in regard to this transfer of title because the Deed Consideration is less than $500.00 428A.2 (21) Iowa Legislature

Tax Statements To:
Federal National Mortgage Association
P.O. Box 650043
Dallas, TX 75265-0043

File No. 183508

# SPECIAL WARRANTY DEED

WITNESSETH: Quicken Loans Inc., THE GRANTOR, (whether one or more) in consideration of the sum of One Dollar and other valuable consideration to it paid by the Federal National Mortgage Association, GRANTEE (whether one or more), the receipt of which is acknowledged, does by these presents, Grant, Bargain and Sell, Convey and Confirm unto the GRANTEE, its successors and assigns, the lots, tracts or parcels of land, described on the first page of this instrument, commonly known as 704 East Main Street, Manchester, IA 52057 (the "Property").

Parcel K of the Plat of Survey recorded June 25, 2013 in Book 2013 at Page 2137 in the Delaware County Recorder's office, more fully described as follows: The South 135' of Lot 1, South 5' of the East 32' of the North 115' of Lot 1, Lot 2, South 5' of the West 20' of Lot 13, West 20' of Alley and South 1/2 of East 38' of Alley between Lots 2 and 13, all in Subdivision of Lots 116 and 117, City of Manchester and of Lots 1 and 2 of Iowa Land Company's Addition Sections 28 and 29, T89N R5W of the Fifth P.M., City of Manchester, Delaware County, Iowa,

Plat of Survey recorded July 3, 2007 in Book 2007 at Page 2175 commonly known as 704 East Main Street, Manchester, IA 52057 (the "Property").

Subject to all prior easements, restrictions, reservations and covenants now of record, if any.

No Declaration of Value or Groundwater is required by law to be furnished in regard to this transfer of title because the Deed Consideration is less than $500.00 428A.2 (21) Iowa Legislature.

TO HAVE AND TO HOLD the premises with all and singular, the rights, privileges, appurtenances and immunities belonging or in anywise appertaining unto the GRANTEE and unto its successors and assigns forever. GRANTOR covenanting that the premises are free and clear from any encumbrance done or suffered by it; and that it will warrant and defend the title to the premises unto the GRANTEE and unto its successors and assigns forever, against the lawful claims and demands of all persons claiming under it.

IN WITNESS, the GRANTOR has caused these presents to be signed by its Loss Mitigation Officer and attested by its Loss Mitigation Officer.

Quicken Loans Inc.

By _____

(Name & Title) Laura Miller
Loss Mitigation Officer

(Name & Title) Scott Evely
Loss Mitigation Officer

## CORPORATION ACKNOWLEDGMENT

STATE OF Michigan )
) ss.
COUNTY OF Wayne )

On this 29 day of August, 2016, before me, appeared Laura Miller & Scott Evely, to me personally known, who being by me duly sworn, did say that he/she is the Loss Mitigation Officers of Quicken Loans Inc. and that the instrument was signed on behalf of the corporation by authority of its Board of Directors, and he/she acknowledged the instrument to be the free act and deed of the corporation.

IN WITNESS, I have set my hand and affixed my official seal the day and year last above written.

Samantha M Miller
Notary Public of Michigan
Genesee County
Expires 05/24/2022
Acting in the County of Wayne

Notary Public
State of Michigan
County of Genesee
Date 8-29-16

My Commission Expires:
5/24/2022

File No. 183508