Recorded: 9/23/2016 at 12:37:03.0 PM
Fee Amount: $22.00
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2016 PG: 2581

DOV# 358

Entered for taxation 26th day of September AD 2016
Carla K. Becker, Auditor
By D. Heldebrand, Deputy

Commitment Number: 160063631
Seller's Loan Number: 4009169885

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:
CODY CHRISTEN and SAMANTHA JO HAHESY
404 E Fayette St., Manchester, IA 52057

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

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 000630294501700

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 $82,500.00 (Eighty Two Thousand Five Hundred Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **CODY CHRISTEN** and **SAMANTHA JO HAHESY**, hereinafter grantees, whose tax mailing address is **404 E Fayette 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: LOT SEVENTY (70), MANCHESTER, IOWA, ACCORDING TO PLAT RECORDED IN BOOK I L.D., PAGE 284.

TAX ID: 000630294501700
Property Address is: 404 E Fayette 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.

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 2016, Page 533**

Executed by the undersigned on 9-19, 2016:

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION

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

By: Marissa Viti

Name: Marissa Viti

Title: AVP

A Power of Attorney relating to the above described property was recorded on 6/30/2015 at Document Number: E 1706 B 2015 P 1706.

STATE OF PA
COUNTY OF Allegheny

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 19 day of Sept, 2016, by Marissa Viti, 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