Recorded: 11/10/2016 at 9:56:48.0 AM
Fee Amount: $22.00
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2016 PG: 3144

DOV# 429

Entered for taxation 10th day of November AD 2016
Clark Becker, Auditor
By L. Hildebrand, Deputy

Commitment Number: 160235546
Seller's Loan Number: 1734123351

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:
JEFFREY D. ORR and JAMIE L. ORR
4503 CORONADO CT, CEDAR FALLS, IA 50613

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

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
000630283206500

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 $104,000.00 (One Hundred Four Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **JEFFREY D. ORR** and **JAMIE L. ORR**, hereinafter grantees, whose tax mailing address is **4503 CORONADO CT, CEDAR FALLS, IA 50613**, 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: 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: COMPRISED 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 S 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. TAX ID: 000630283206500
Property Address is: 704 E MAIN 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 2016**

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN $124,800.00 FOR A PERIOD OF 3 MONTH(S) 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 $124,800.00 FOR A PERIOD OF 3 MONTH(S) 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.

Executed by the undersigned on 10-25, 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 25 day of Oct, 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