Recorded: 5/15/2018 at 12:43:16.0 PM
Fee Amount: $17.00
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2018 PG: 1304

DOV # 185

Entered for taxation 10th day
of May AD 2018
Carla K. Becker, Auditor
By D. Hildebrand, Deputy

Preparer/Return: Charles W. Hendricks, 1454 30th Street Unit 202, West Des Moines, IA 50266, Phone: (515) 440-1782
Taxpayer: Wolfe Properties LLC, 211 Franklin Street, Ryan, IA 52330

SPECIAL WARRANTY DEED
(CORPORATE GRANTOR)

For the consideration of One Dollar ($1.00) and other valuable consideration, Fannie Mae a/k/a Federal National Mortgage Association, does hereby Convey to Wolfe Properties LLC, the following described real estate in Delaware County, Iowa:

Lot Three (3), and the West One-half (W ½) of Lot Two (2), Block Six (6), Ryan, Delaware County, Iowa, According to the Recorded Plat thereof.

**Exempt from Transfer Tax- Iowa Code 428A.2 (6)

Grantors do 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 them, except for any claims arising prior to the undersigned's recorded deed interest in the property.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: 7 May, 2018

Fannie Mae a/k/a Federal National Mortgage Association
Organized and existing under the laws of the United States of America
By: Continental Real Estate Services, as Attorney in Fact

Paula J Scott
By: Paula Scott
Its: duly appointed representative

STATE OF **Missouri**, COUNTY OF **St. Louis**

This instrument was acknowledged before me on May 7th 2018, by Paula Scott, as duly appointed representative of Continental Real Estate Services, Attorney in Fact for Fannie Mae a/k/a Federal National Mortgage Association organized and existing under the laws of the United States of America. In Testimony whereof, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first written above.

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

ELIZABETH K WALKER
My Commission Expires
October 2, 2020
St. Louis County
Commission #12649555

Elizabeth K Walker
, Notary Public