Recorded: 12/17/2019 at 9:42:37.0 AM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2019 PG: 3568

Preparer/Return: Charles W. Hendricks, 1454 30th Street Unit 202, West Des Moines, IA 50266, Phone: (515) 440-1782
Taxpayer: Julie Ivy, 209 N Church Street, Greeley, Iowa 52050

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 Julie Ivy, the following described real estate in Delaware County, Iowa:

Lot 1 of Baker's Second Addition to the incorporated town of Greeley, Iowa, according to the plat recorded in Book 1 Plats, Page 46.

**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: Dec 3, 2019

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

Libbi Walker

By: Libbi Walker

Its: Closing Supervisor

STATE OF Missouri, COUNTY OF St. Louis

This instrument was acknowledged before me on Dec 3, 2019, by Libbi Walker, as Closing Supervisor 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.

Stephanie Duvall

August 15, 2022, Notary Public

STEPHANIE DUVALL Notary Public Commission # 14005861 St. Louis County Notary Seal STATE OF MISSOURI My Commission Expires 08-15-2022