BK: 2020 PG: 3730

Recorded: 10/1/2020 at 2:52:55.0 PM

Pages 3

County Recording Fee: \$22.00

Iowa E-Filing Fee: \$3.00 Combined Fee: \$25.00 Revenue Tax: \$0.00 LISA SMITH RECORDER Madison County, Iowa

MARGIN ABOVE RESERVED FOR RECORDING INFORMATION

PLEASE RETURN VIA EMAIL TO: RECORDINGS@SOUTHLAW.COM MAIL ORIGINAL TO: SOUTHLAW, P.C. 13160 FOSTER SUITE 100 OVERLAND PARK, KS 66213-2660 (913) 663-7600

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.

SPECIAL WARRANTY DEED

DATE OF INSTRUMENT: 9 2.8 ZabZq

GRANTOR: Carrington Mortgage Services, LLC

GRANTEE: Federal National Mortgage Association Tax Statement: P.O. Box 650043

Dallas, TX 75265-0043

EFFECTED INSTRUMENT IF APPLICABLE: None

ATTACHMENTS: None

LEGAL DESCRIPTION: MADISON COUNTY, IA (CONTINUED ON NEXT PAGE IF APPLICABLE):

The East Half (1/2) of Lot Four (4), except the West 73 feet thereof, of Hutchings Addition to the Town of Winterset, Madison County, Iowa

File No. 217941

SPECIAL WARRANTY DEED

WITNESSETH: Carrington Mortgage Services, LLC (referred to as "Grantor") in consideration of the sum of One Dollar and other valuable consideration to it paid by the **Federal National Mortgage Association** (referred to as "Grantee") 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 commonly known as 603 W Hutchings Street, Winterset, IA 50273 (the "Property") and legally described as:

The East Half (1/2) of Lot Four (4), except the West 73 feet thereof, of Hutchings Addition to the Town of Winterset, Madison County, Iowa.

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

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

Vice President

(Title) and attested by its Manager, Lien Rel	ease (Title).
	Carrington Mortgage Services, LLC
Atlest:) 1 1 1	By 9 28 2024
Dariene Varela	Elizabeth A. Ostermann Vice President, Carrington Mortgage Services, LLC
Print Manager, Liel Release	Print Name & Title
CORPORA	TION ACKNOWLEDGMENT
STATE OF	
COUNTY OF	
On this day of _	, 20, before me, appeared
, to me personally k	known, who being by me duly sworn, did say that he/she is the ngton Mortgage Services, LLC and that the corporate seal
attached is the corporate seal of Carrington	n Mortgage Services, LLC, and that the instrument was signed
and sealed on behalf of the corporation by the instrument to be the free act and deed of	authority of its Board of Directors, and he/she acknowledged f the corporation.
	nd and affixed my official seal the day and year last above
written.	and animod my official scal the day and your last doctor
	Notary Public
	Print Name
My Commission Expires:	
	See Attached
File No. 217941	

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

CALIFORNIA ALL - PURPOSE

CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Orange

On September 28, 2020 before me, Rosa Brass, Notary Public, personally appeared, Elizabeth A. Ostermann, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing

WITNESS my hand and official seal.

Signature

ROSA BRASS
Notary Public - California
Orange County
Commission # 2165265
My Comm. Expires Sep 22, 2020

The notary commission extended
pursuant to Executive Order N-63-20.

ADDITIONAL OPTIONAL INFORMATION

	Title or description of	
	2MD	4-513522
(1	itle or description of attach	ned document continued)
Numbe	r of Pages Doc	cument Date
	(Additional in	formation)
CAPAC	CITY CLAIMED BY	THE SIGNER
	Individual (s)	
	Corporate Officer	
	(Title)	
	Partner(s)	
	Attomey-in-Fact	
	• •	

INSTRUCTIONS FOR COMPLETING THIS FORM any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (te certifying the authorized capacity of the signer). Please check the document carefully for proper notartal wording and attach this form if required

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment
- Date of notarization must be the date that the signer(s) personally appeared which
 must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public)
 Print the name(s) of document signer(s) who personally appear at the time of
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
 Indicate the correct singular or plural forms by crossing off incorrect forms (i.e.
- Indicate the correct singular or planar forms by crossing of incorrect forms (i.e., he/she/he/s- is /ere) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
 The notary seal impression must be clear and photographically reproducible.
- Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 Additional information is not required but could help to ensure this
 - acknowledgment is not misused or attached to a different document.

 Indicate title or type of attached document, number of pages and date.
 - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary)
- Securely attach this document to the signed document