



Document 2020 4580

Book 2020 Page 4580 Type 03 001 Pages 2

Date 11/30/2020 Time 12:03:49PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX
ANNO
SCAN
CHEK

DOV# 550

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

~~E~~ **Return Document To:** Excel Properties LLC, PO Box 435, Polk City, IA 50131
Preparer Information: Charles P. Augustine, 531 Commercial St., Ste 250, Waterloo, IA 50701, Phone: (319) 232-3304
Address Tax Statement: Excel Properties LLC, PO Box 435, Polk City, IA 50131
TSC#205880

QR 93910

$\frac{1}{2}$ x 2 \$41,000

SPECIAL WARRANTY DEED

For the consideration of **One and no/100----- Dollar(s)** and other valuable consideration **Federal National Mortgage Association, a/k/a Fannie Mae**, does hereby Convey to **Excel Properties LLC**, the following described real estate in **Madison County, Iowa**:

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



Subject to easements, restrictions, covenants, ordinances and limited access provisions of record.

Grantor is a corporate instrumentality of the United States and is exempt from real estate transfer tax under federal law and under section 428A.2(6) of the Code of Iowa.

Grantor does 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 it, except as may be above stated, and none other.

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

Dated: November 3, 2020

By: Katie Van Hook
Katie Van Hook a Duly Appointed Representative
of Continental Real Estate Services Inc., as
attorney in fact for Federal National Mortgage
Association a/k/a Fannie Mae

STATE OF Missouri, COUNTY OF St. Louis, ss:

This instrument was acknowledged before me on this 3^d day of November, 2020,
Continental Real Estate Services Inc., as attorney in fact for Federal National Mortgage Association a/k/a
Fannie Mae.



Stephanie Duvall
8-15-22, Notary Public