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Document 2004 1934

Book 2004 Page 1934 Type 03 01 Pages 1 Date 4/29/2004 Time 2:17 PM Rec Amt \$11.00 Aud Amt \$5.00

DOV# 161

MICHELLE "MICKI" UTSLER, COUNTY RECORDER MADISON IOWA

PREPARED BY: REO NO. <u>C040895</u> FANNIE MAE, TWO GALLERIA TOWER, 13455 NOEL ROAD, SUITE 600, DALLAS, TEXAS 75240-5003

COMPUTER RECORDED COMPARED

/ Address Tax Statement: Travis C. Nedved

Travis C.NedVed 1316 W.Jefferson Winterset, IA 50273 Space Above This Line For Recorder

## **SPECIAL WARRANTY DEED**

This Deed is from **Federal National Mortgage Association**, a corporation organized and existing under the laws of the United States, having its principal office in the City of Washington, D.C. ("Grantor"), **Travis C. Nedved and Carrie Beth Nedved, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common ("Grantee"), and to Grantee's heirs and assigns.** 

For value received, Grantor hereby grants, remises, aliens and conveys unto Grantee, and to Grantee's heirs and assigns forever, but without recourse, representation or warranty, except as expressed herein, all of Grantor's right, title and interest in and to that certain tract or parcel of land situated in the County of **Madison** State of Iowa, described as follows (the "Premises"):

1316 West Jefferson Street Winterset, Iowa 50273

Lot Eight (8) of CORKREAN ADDITION to the Town of Winterset, Madison County, lowa.

And Grantor, for itself and its successors does covenant, promise and agree, to and with Grantee, Grantee's heirs and assigns, that Grantor has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will warrant and forever defend title to the Premises, against all persons lawfully claiming or who may claim the same, by, through or under Grantor but not otherwise.

Grantor is exempt from all taxation imposed by any state, county, municipality, or local taxing authority, except for real property taxes. Thus, Grantor is exempt from any and all transfer taxes. See, 12 U.S.C. 1723a (c) (2).

Date: Anall duitatory

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By:

PATRICIA MANSON Vice Prosident

Attest:

Sheryl Martin Assistant Secretary

STATE OF TEXAS)

)SS

THE THE PARTY OF T

1638

COUNTY OF DALLAS

Notary Public

CHERYL YOUNG
Notary Public, State of Texas
My Commission Expires 08-18-08