

ENTERED FOR TAXATION
THIS 24 DAY OF Aug 2005
Janice [Signature]
Debbie [Signature]
DEPUTY RECORDER

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

COMPUTER
RECORDED
COMPARED

Prepared/Return: Mayra Koenig of Bankers and Lenders Title 4220 Shawnee Mission Pkwy, Fairway, KS 66205
913-677-2015

Send Tax Statement to: TDR Development, Inc, W 316 Lane Street, Winterset, IA 50273 05-7350

MCA

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That **Federal Home Loan Mortgage Corporation**, the Grantor (s) , in consideration for the sum of TEN DOLLARS, does hereby Convey TDR Development, Inc., address of: W 316 Lane Street, Winterset, IA 50273, the Grantee(s), the following described real estate , situated in The County of Madison, Iowa, to-wit:

Legal Description:

LOT 3 IN BLOCK 17 OF PITZER AND KNIGHT'S ADDITION TO THE TOWN OF WINTERSET, MADISON COUNTY, IOWA

MCA

Grantor covenants that it seized and possessed of the said land and has a right to convey it , and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise. The following reservations from and exceptions to this conveyance and the warranty of title made herein shall apply.

All easements, right-of-way and prescriptive rights whether of record or not, pertaining to any portion (s) of the herein described property (hereinafter, the "Property"); All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located; All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any of the portion of the Property is located, pertaining to any portion (s) of the Property, but only to the extent that same are still in effect; All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion (s) thereof; Ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which the Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change (s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and Any conditions that would be revealed by a physical inspection and survey of the Property.

Subject to all conditions, restrictions, covenants and easements of record and taxes for the year 2005 and subsequent years. And that said premises are Free and Clear of all Liens and Encumbrances Whatsoever except as may be above stated.

"This special warranty deed is exempt from real estate transfer tax under Sections of 428A.2(6) and 428A.2(19), Code of Iowa."

