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Book 2005 Page 4346 Type 03 001 Pages 1 Date 9/08/2005 Time 2:28 PM Rec Amt \$7.00 Aud Amt \$5.00

DOV# 410

MICHELLE UTSLER, COUNTY RECORDER MADISON IOWA

> COMPUTER RECORDED COMPARED

RYCA

PREPARED BY:

FANNIE MAE, TWO GALLERIA TOWER, 13455 NOEL ROAD,

REO NO. C056836 SUITE 600, DALLAS, TEXAS 75240-5003

Patricia Manson 1-972-773-7408

Address Tax Statement: 240 NE Plum Earlham, Iowa 50072

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## SPECIAL WARRANTY DEED

£ 103,000,00

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"), Mark A. Timmerman and Kathleen A. Timmerman, 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"):

## 240 NE Plum Earlham Iowa 50072

Lot Two (2) and the North 18 feet of Lot One (1) of C.K. Ledlies Subdivision, Division No, 1, to the Town of Earlham, Madison County, Iowa.

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).

FEDERAL NATIONAL MORTGAGE **ASSOCIATION** 

By: PATRICIA MANSON Vice President Attest:

STATE OF TEXAS)

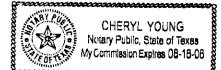
COUNTY OF DALLAS )

d Martin Assistant Secretary Assistant Secretary

Heidi

day of August 2005 by Patricia Manson Vice President, Shery Martin Assistant Secretary, of Federal National Mortgage Association, a United/States Corporation, on behalf of the corporation.

Notary Public



) SS

