Iowa Realty Co., INc. 3501 Westown Parkway West Des Moines, IA 50266

COMPUTER RECORDED COMPARED

REC \$ 10.00 AUD \$ 5.00 R.M.F. \$ 2.00 REO No.

0971379

FILED NO. 4888

BOOK 62 PAGE 475

98 MAY 22 PM 3: 43

MICHELLE UTSLER RECORDER MADISON COUNTY, 10WA

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"), to Loyal Werts and Phyllis Werts, husband and wife, joint tenants ("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 **Polk**, State of lowa, described as follows (the "Premises"):

806 E. Jefferson Winterset, Iowa 50273

EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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: May 20, 1998

NOINONAL MORPORTOR OF ASSESSMENT OF THE PROPERTY OF THE PROPER

FEDERAL NATIONAL MORTGAGE

**ASSOCIATION** 

Attest:

Deborah Komperda

Vice President

Shalene Green Assistant Secretary

STATE OF TEXAS

) \$\$

RANDY L. CONATSER

MY COMMISSION EXPIRES
January 15, 2000

COUNTY OF DALLAS

The foregoing instrument was acknowledged before me, a notary public commissioned in Dallas County, Texas this **20th May 1998** by Deborah Komperda, Vice President, and Shalene Green Assistant Secretary, of Federal National Mortgage Association, a United States Corporation, on behalf of the corporation.

Notary Public

## EXHIBIT "A"

LOT THREE (3) IN BLOCK THIRTEEN (13) OF LAUGHRIDGE & CASSIDAY'S ADDITION TO THE TOWN OF WINTERSET, MADISON COUNTY, IOWA