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LISA SMITH, COUNTY RECORDER MADISON COUNTY IOWA

PREPARED BY:

FANNIE MAE, INTERNATIONAL PLAZA II, 14221 DALLAS PARKWAY,

REO NO. C090FCP

SUITE 1000, DALLAS, TEXAS 75254

Brandon Carter 1-972-773-7408

Return to: Real Estate Resource Group 1401 NE 56th Street, Pleasant Hill, IA 50327

Address Tax Statement: Cynthia Parmer, 802 EAST BENTON STREET #62,500.00

WINTERSET, IA 502731324 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"), **Cynthia Parmer**, a single person. ("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"):

802 EAST BENTON STREET WINTERSET, IA 502731324 Lot Four (4) in Block Two (2) of Danforth's Addition to Winterset, 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).

Date: <u>/ 2 - 2 - 0</u>

1938 The state of the s FEDERAL NATIONAL MORTGAGE

ASSOCIATION

By:

Attest:

В Assisi

STATE OF TEXAS)

) SS

COUNTY OF DALLAS

The foregoing instrument was acknowledged before me, a notary public commissioned in Dallas County, Texas this Secretary, of Federal National Mortgage Association, a United States Corporation, on behalf of the Assistant on behalf of the corporation.

Notary Public

DIANA MICHELLE ROBINSON MY COMMISSION EXPIRES March 14, 2010