



Document 2009 3760

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DOV# 354

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

SPECIAL WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 105

Recorder's Cover Sheet

\$100,000.00

Preparer Information:

Charles P. Augustine, BL000015141, Dunakey & Klatt, P.C., 531 Commercial St., Ste 250, Waterloo, IA 50701, Phone: (319) 232-3304

Taxpayer Information:

Melissa Berry, 3198 Highway 169, Lorimor, IA 50149

✓ Return Document To:

Melissa Berry, 3198 Highway 169, Lorimor, IA 50149

Grantors:

Federal Home Loan Mortgage Corporation

Grantees:

Melissa Berry

Legal Description: See Page 2

TSC#084114

SPECIAL WARRANTY DEED

For the consideration of One and no/100----- Dollar(s) and other valuable consideration, Federal Home Loan Mortgage Corporation does hereby Convey to Melissa Berry the following described real estate in Madison County, Iowa:

The Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-three (23), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "D" located in the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Twenty-three (23), Madison County, Iowa, containing 25.571 acres, as shown in Plat of Survey filed in Book 3, Page 309 on August 6, 1998, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT that part conveyed for use as a public highway as described in Warranty Deed to the State of Iowa dated February 12, 1974, and filed February 25, 1974, in Deed Record 103, Page 551 in the Office of the Recorder of Madison County, Iowa. Situated in Madison County, Iowa.

Subject to easements, restrictions, covenants, ordinances and limited access provisions of record.

"This Special Warranty Deed is exempt from real estate transfer tax under Sections 428A.2(6) and 428A.2(19), of the Code of Iowa."

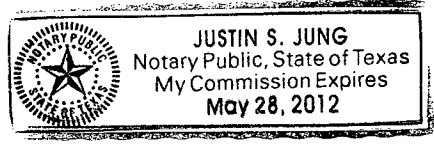
Grantor does Hereby Covenant with Grantees and successors in interest to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under it, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: October 26, 2009

By: [Signature]
Mark Via as [Signature]
of National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services ("FAACS"), attorney in fact and/or Agent for Federal Home Loan Mortgage Corporation

STATE OF Texas, COUNTY OF Dallas ss:
This instrument was acknowledged before me on this 26 day of October, 2009, by Mark Via as VP of National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services ("FAACS"), attorney in fact and/or Agent for Federal Home Loan Mortgage Corporation.



[Signature]
, Notary Public