



Document 2010 532

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Date 3/17/2010 Time 12:08 PM
Rec Amt \$9.00 Aud Amt \$5.00
Rev Transfer Tax \$171.20
Rev Stamp# 402 DOV# 428
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

PREPARED BY AND RETURN TO : David R. Elkin, 315 East 5th St., Suite 5, Des Moines, Iowa 50309 (515) 244-3188
Send Tax Statements to : Federal National Mortgage Association, 1 South Wacker Drive, Chicago, Illinois 60606

(NW-Ramstad, Becky)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT **Nationwide Advantage Mortgage Company**, (hereinafter referred to as "Grantor") acting by and through a duly authorized officer, in consideration of the sum of ONE AND NO/100 DOLLAR (\$1.00) and other valuable consideration to be paid by **Federal National Mortgage Association, its successors and assigns**, (hereinafter referred to as "Grantee") has granted, sold and conveyed, and by these presents does grant, sell and convey unto the said Grantee, all that certain real estate described as follows:

Lot Four (4) of Northwest Development, Plat One (1), to the City of Winterset, Madison County, Iowa

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantor, its successors and assigns, forever and the said Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend the said premises unto the said Grantee, his (or its/her/their) successors and assigns, against every person whomsoever lawfully claiming the same, or any part thereof, by, through or under Grantor, but none other.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be signed by **Karla K. Neel** its **Associate Vice President**, hereunto affixed this 22nd day of February, 2010.

NATIONWIDE ADVANTAGE MORTGAGE COMPANY

By: [Signature]
Karla K. Neel, Associate Vice President



STATE OF IOWA, COUNTY OF POLK, ss:

On this 22nd day of February, 2010 before me, the undersigned, a Notary Public in and for the State of Iowa personally appeared **Karla K. Neel** to me personally known, who, being by me duly sworn, did say that she is the **Associate Vice President**, of said corporation executing the within and foregoing instrument, that the seal affixed thereto is the seal of said corporation; that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors; and that the said **Karla K. Neel** as such officer acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

[Signature] Notary Public

