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DOV# 87
LISA SMITH, COUNTY RECORDER
MADISON IOWA

WATCA
PREPARED BY: FANNIE MAE, INTERNATIONAL PLAZA II, 14221 DALLAS PARKWAY,
REO NO. **C08M413** 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: David Handsaker and Jennifer Handsaker, 712 N 2ND AVE WINTERSET, IA
50273
\$42,000.00

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"), **David Handsaker and Jennifer Handsaker**, husband and wife 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 State of Iowa, described as follows (the "Premises"):

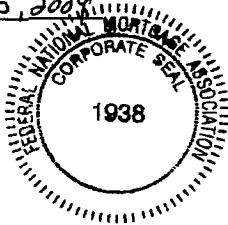
712 N 2ND AVE WINTERSET, IA 50273
The North Half (1/2) of Lots Seven (7) and Eight (8) in Block Eighteen (18) of Pitzer & Knight's Addition to the Town of Winterset, Madison County, Iowa



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: April 15, 2009



FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: *Teresa M. Foley*
Teresa M. Foley
Vice President
Attest: *Brandon Carter*
Brandon Carter
Assistant Secretary

STATE OF TEXAS)
COUNTY OF DALLAS) SS

The foregoing instrument was acknowledged before me, a notary public commissioned in Dallas County, Texas this 15th day of April, 2009 by Teresa M. Foley Vice President, Brandon Carter Assistant Secretary, of Federal National Mortgage Association, a United States Corporation, on behalf of the corporation.

