

Document 2009 2060

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Rec Amt \$12.00 Aud Amt \$5.00

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DOV# 154

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

~~WCA~~

Prepared by and return to:

Servicelink
4000 Industrial Blvd
Aliquippa, PA 15001
800-439-5451
SL# 1943426
Ln# 719297943
\$ 39,500.00

Mail tax statements to:

James C. Eller
321 N 9th Street
Winterset, IA 50273

SPECIAL WARRANTY DEED (CORPORATE GRANTOR)

For the consideration of One Dollar (\$1.00) and other valuable consideration, **Federal Home Loan Mortgage Corporation** a corporation does hereby convey to **James C. Eller, a single man** whose address is **321 N 9th Street, Winterset, IA 50273**, the following described real estate in **Madison County, Iowa**:

Commonly known as: **N 409 6th Street, Winterset, IA 50273**

Lots Five (5) and Six (6), Block Five (5) of Railroad Addition to the Town of Winterset, Madison County, Iowa (and other real estate)



Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

Subject to previous paragraph, the Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as stated above; and it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except stated above.

Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number; according to the context.

This special warranty deed is exempt from real estate transfer tax under 428A.22(6) and 428A.2(19), Iowa Code.

Dated: June 19th, 2009

Federal Home Loan Mortgage Corporation,
By Chicago Title Insurance Company dba
ServiceLink, As Attorney-In-Fact

By: [Signature]

It's: Vice-President

* POA Recorded on 09/13/2007 in Madison County Public Records in Doc# 2007 3485

STATE OF Pennsylvania,
COUNTY OF Allegheny,

SS:

On this 19th day of June, 2009, before me, the undersigned, a Notary Public in and for said State, personally appeared David Skonmick, who being by me duly sworn, did say that he/she is the [Signature] of the corporation executing the within and foregoing instrument that no seal has been procured by the corporation; that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and that he/she as such officer(s) acknowledged the execution of foregoing instrument to be the voluntary act and deed of the corporation, by it and by him voluntarily executed.

Carla M. Ceravolo
Notary Public
COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL
Carla M. Ceravolo, Notary Public
Moon Township, Allegheny County
My Commission Expires March 30, 2010