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DOV# 618

SCAN

LISA SMITH, COUNTY RECORDER MADISON COUNTY IOWA

CHEK

PREPARED BY:

FANNIE MAE, INTERNATIONAL PLAZA II, 14221 DALLAS PARKWAY,

REO NO. C100VFQ 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: Janet M. Moore, 1506 W SOUTH ST

WINTERSET, IA 50273

Space Above This Line For Recorder

\$ 59,900.00

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"), Janet M. Moore. ("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"):

1506 W SOUTH ST WINTERSET, IA 50273

Lot Eight (8) of the Subdivision of Lots Seven (7) and Eight (8) in Valley View Addition to the City 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).

MORTG RPORATE 1938 THE PERSON NAMED IN THE PE FEDERAL NATIONAL MORTGAGE

ASSOCIATION

By:

Cindy Doleza Assistant Viće President

Attest:

CHRISTOPHER Assistant Vice President **\RBY**

STATE OF TEXAS)

COUNTY OF DALLAS

he foregoing instrument was acknowledged before me, a notary public commissioned in Dallas County, Texas this day of Leo-texasty 2010 by <u>Cindy Dolezal</u> Assistant Vice President, <u>CHRISTOPHER IRBY</u>
Assistant Vice President, of Federal National Mortgage Association, a United States Corporation, on behalf of the

corporation.

FERRY ASKARI Notary Public, State of Texas My Commission Exp. 12-13-2011

Notary Public