



Document 2011 243

Book 2011 Page 243 Type 03 001 Pages 2
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

PREPARED BY: FANNIE MAE, INTERNATIONAL PLAZA II, 14221 DALLAS PARKWAY,
REO NO. C101YQ7 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: Gregory W. Cook and Stacy M. Cook, 2817 JOHN WAYNE DR WINTERSET,
IA 50273
\$ 186,000.00

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"), **Gregory W. Cook and Stacy M. Cook**, 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.

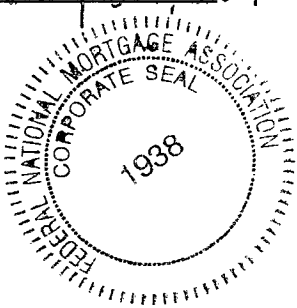
For value received, Grantor hereby grants, remises, aliens and conveys unto Grantee, and to Grantee's heirs and assigns forever, but without recourse, representation or warranty, except as expressed herein, all of Grantor's right, title and interest in and to that certain tract or parcel of land situated in the County of **MADISON** State of Iowa, described as follows (the "Premises"):

2817 JOHN WAYNE DR WINTERSET, IA 50273
See Attached.

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: January 20 2011

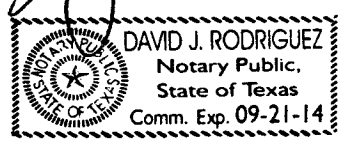


FEDERAL NATIONAL MORTGAGE ASSOCIATION
By: Tamica Fuller
Assistant Vice President
Attest: Pamela Stewart
Assistant Vice President

STATE OF TEXAS)
COUNTY OF DALLAS) SS

The foregoing instrument was acknowledged before me, a notary public commissioned in Dallas County, Texas this 20th day of January 2011 by Tamica Fuller Assistant Vice President, Pamela Stewart Assistant Vice President, of Federal National Mortgage Association, a United States Corporation, on behalf of the corporation.

David J. Rodriguez
Notary Public



Property Description for:

2817 John Wayne Drive, Winterset, IA 50273

The Southwest Fractional Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$), EXCEPTING the Northeast Quarter ($\frac{1}{4}$) thereof, of Section Nineteen (19), in Township Seventy-six (76) North, of Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, AND



EXCEPTING the following described parcels:

1. Parcel "A" located in the Southwest Fractional Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Nineteen (19), containing 3.000 acres, as shown in Plat of Survey filed in Book 2, Page 440 on February 10, 1994, in the Office of the Recorder of Madison County, Iowa,
2. Parcel "B" located in the Southwest Fractional Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Nineteen (19), containing 3.335 acres, as shown in Plat of Survey filed in Book 2, Page 441 on February 14, 1994, in the Office of the Recorder of Madison County, Iowa,
3. Parcel "C" located in the Southwest Fractional Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Nineteen (19), containing 3.335 acres, as shown in Plat of Survey filed in Book 2, Page 442 on February 14, 1994, in the Office of the Recorder of Madison County, Iowa,
4. Parcel "D" located in the Southwest Fractional Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Nineteen (19), containing 1.255 acres, as shown in Plat of Survey filed in Book 2, Page 481 on July 11, 1994, in the Office of the Recorder of Madison County, Iowa,