Book 2011 Page 979 Type 03 001 Pages 2:53 PM

Date 4/18/2011 Time Rec Amt \$9.00 Aud Amt \$5.00

INDX F **ANNO SCAN**

DOV# 112

LISA SMITH, COUNTY RECORDER MADISON COUNTY TOWA

CHEK

PREPARED BY:

FANNIE MAE, INTERNATIONAL PLAZA II, 14221 DALLAS PARKWAY,

REO NO. C101641

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: Wade John Comstock and Heather Marie Comstock, 3259 HERITAGE AVE LORIMOR, IA 50149 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"), Wade John Comstock and Heather Marie Comstock, 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"):

3259 HERITAGE AVE LORIMOR, IA 50149

Parcel "A" located in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty (30), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M. Madison County, Iowa, containing 5.000 acres, as shown in Plat of Survey filed in Book 2002, Page 1606 on April 4, 2002 in the Office of the Recorder of 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).

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By:

Assistant

Attes/ A Omi siden

STATE OF TEXAS)

)SS

COUNTY OF DALLAS)

The foregoing instrument was acknowledged before me, a notary public commissioned in Dallas County, Texas this day of Hors 2011 by Diane E Sander Assistant Vice President, 31979 1999
Assistant Vice President, of Federal National Mortgage Association, a United States Corporation, on behalf of the

corporation.

Notary Public

