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DOV# 126

LISA SMITH, COUNTY RECORDER MADISON COUNTY IOWA

PREPARED BY:

FANNIE MAE, INTERNATIONAL PLAZA II, 14221 DALLAS PARKWAY,

Brandon Carter 1/972-773-7408

REO NO. C101BH2 SUITE 1000, DALLAS, TEXAS 75254 Brandon Carter 1/972 RETURN TO: Real Estate Resource Group 1401 NE 56th Street, Pleasant Hill, IA 50327

Address Tax Statement: Halbert Hensley and Sylvia Hensley 1211 Hull Street,

. IA 50841

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") Halbert Hensley and Sylvia Hensley 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 traction parcel of land situated in the County of MADISON State of lowa, described as follows (the

340 NW 6TH ST EARLHAM, IA 50072

The East 72 Feet of the West 147 Feet of the North 120 Feet of Out Lot Three (3) of Out Lots to Academy Addition to the Town of Earlham, Madison County, lowa

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE OF GREATER THAN \$97,320.00 FOR A PERIOD OF THREE MONTHS FROM THE DATE OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$97,320.00 FOR A PERIOD OF THREE MONTHS FROM THE DATE OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEE.

THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

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. च अंतरमञ्जानमा भारता The selfabords will.

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).

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1938 MORTGAGE OF ATES

FEDERAL NATIONAL MORTGAGE

ASSOCIATION

Diane E Sanders 4.ssieta

Attest:

By:

hrissy WIIS Vice President Wilson

STATE OF TEXAS)

COUNTY OF DALLAS)

The foregoing instrument was acknowledged before me a notary public commissioned in Dallas County Texas

day of 1001 2011 by Diane E. Sanders Assistant Vice President, Chrissy Wilson

Assistant Vice President, of Federal National Mortgage Association, a United States Corporation, on beha

ion, a United-States Corporation, on behalf of

the corporation.

Heidi A. Jones Notary Public, State of Texas Comm. Exp. 02-22-14

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