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DOV# 183

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

PREPARED BY: FANNIE MAE, INTERNATIONAL PLAZA II, 14221 DALLAS PARKWAY,
REO NO. C11015F 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: Dustin A. McVay, 516 8TH AVE S WINTERSET, IA 50273

\$ 42,500.00

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"), **Dustin A. McVay**, ("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"):

516 8TH AVE S WINTERSET, IA 50273

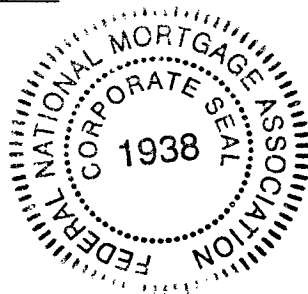
A Tract of land located in the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa, Containing 0.48 acres, as shown in Plat of Survey filed in Town Plat Book 2, Page 53 on August 16, 1988, 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)**.

Date: 6/7/11



FEDERAL NATIONAL MORTGAGE
ASSOCIATION

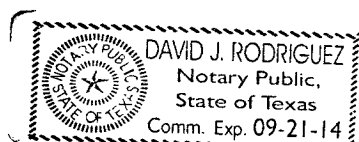
By: [Signature]

SHANNON NEWSOME
Assistant Vice President

Attest: [Signature] **Raquel Black**
Ass't Vice President

STATE OF TEXAS) SS
COUNTY OF DALLAS)

The foregoing instrument was acknowledged before me, a notary public commissioned in Dallas County, Texas this 7 day of June 2011 by SHANNON NEWSOME Assistant Vice President, Raquel Black Assistant Vice President, of Federal National Mortgage Association, a United States Corporation, on behalf of the corporation.



[Signature]
Notary Public