



Document 2011 3003

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Rec Amt \$17.00 Aud Amt \$5.00

INDX ✓  
ANNO  
SCAN  
CHEK

DOV# 340

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

Commitment Number: 2731718

Seller's Loan Number: 886241

This instrument prepared by:

Kristi L. Kielhorn, Attorney at Law, (Iowa Bar Number AT0009814) 3710 163rd St., Urbandale, Iowa 50323 and Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170.

Address Tax Statement to:

**Ashley Collings and Andrew Collings**  
**510 E High Street Winterset IA 50273**

✓ After Recording Return To:

ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa, PA 15001
(800) 439-5451

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**820002210010000**

**SPECIAL/LIMITED WARRANTY DEED**

**This deed is exempt from real estate transfer tax under 428A.2(6) of the Iowa Code.**

**Federal Home Loan Mortgage Corporation**, whose mailing address is **1 Home Campus, Des Moines, IA 50328**, hereinafter grantor, for \$83,000.00 (Eighty-Three Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Ashley Collings and Andrew Collings**, hereinafter grantees, whose tax mailing address is **510 E High Street Winterset IA 50273**, the following real property:

**All that certain parcel of land situate in the County of Madison, State of Iowa described as: Lots One (1) and Two (2) of the Resubdivision of Out Lot Ten (10) of the East Addition of Out Lots on the East side of the Town of Winterset, Madison County, Iowa.**

**Property Address is: 510 E High Street Winterset IA 50273**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Prior instrument reference: **Official Records Book 2011, Page 1377**

Executed by the undersigned on 9/21, 2011:

**Federal Home Loan Mortgage Corporation**

**By: Chicago Title Insurance Company, its Attorney In Fact**

By Melissa Harvey

Name: Melissa Harvey

Title: AUP

A Power of Attorney relating to the above described property was recorded on 09/13/2007 at Document Number: Doc# 2007 3485.

STATE OF Pennsylvania  
COUNTY OF Beaver

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 21 day of Sept, 2011, the undersigned authority, personally appeared Melissa Harvey as the **Attorney in Fact for Federal Home Loan Mortgage Corporation**, and is appearing on behalf of said corporation, with full authority to act for said corporation in this transaction, who is known to me or has shown \_\_\_\_\_ as identification, who after being by me first duly sworn, deposes and says that he/she has the full binding legal authority to sign this deed on behalf of the aforementioned corporation and acknowledge said authority is contained in an instrument duly executed, acknowledged; and recorded as set forth above, and that this instrument was voluntarily executed under and by virtue of the authority given by said instrument granting him/her power of attorney.

Christina Michelle McCartney  
NOTARY PUBLIC  
My Commission Expires  
4/7/2015

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Christina Michelle McCartney, Notary Public  
Hopewell Twp., Beaver County  
My Commission Expires April 7, 2015  
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES