



Document 2011 3432

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Recorded: 12/19/2011 at 1:43:36.0 PM
Fee Amount: \$22.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa DOV# 390

INDX ✓
ANNO
SCAN
CHEK

Commitment Number: 2834464
Seller's Loan Number: 914569

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:

James C. Eller

231 N 9TH ST WINTERSET, IA 50723

After Recording Return To:

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

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
820005300260000

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 **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for \$41,100.00 (Forty-One Thousand Dollars and One Hundred Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **James C. Eller**, hereinafter grantee, whose tax mailing address is **231 N 9TH ST, WINTERSET, IA 50723**, the following real property:

All that certain parcel of land situate in the County of Madison, State of Iowa, being known and designated as follows: The West 70 feet of Lot Twenty-eight (28) of Honor's Acres Second Addition to the City of Winterset, Madison County, Iowa.

Property Address is: 205 S 16TH AVE, 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 grantee forever.

Prior instrument reference: **Official Records Book 2011, Page 2511**

Executed by the undersigned on 11/1, 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 9/13/2007 at Document Number: Doc# 2007 3485.

STATE OF PA
COUNTY OF Beaver

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 1 day of Nov., 2011, the undersigned authority, personally appeared Melissa Harvey of **Chicago Title Insurance Company 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

