



Document 2012 61

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Date 1/09/2012 Time 8:05 AM
Rec Amt \$7.00 Aud Amt \$5.00

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

PREPARED BY: FANNIE MAE, INTERNATIONAL PLAZA II, 14221 DALLAS PARKWAY,
REO NO. **C110NKM** 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 515-266-5100

Address Tax Statement: JAMES C ELLER 1796 Hwy 92 Winterset, IA 50273

\$ 24,000.00

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") **JAMES C ELLER**, ("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"):

1796 HWY 92 WINTERSET, IA 50273

Parcel "A" located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Five (5), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 3.00 acres, as shown in Plat of Survey filed in Book 3, Page 22 on June 18, 1997, in the Office of the Recorder of Madison County, Iowa.

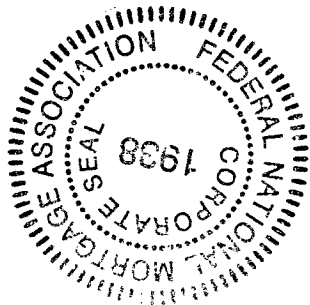
GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE OF GREATER THAN \$ 28,800.00 FOR A PERIOD OF THREE MONTHS FROM THE DATE OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$ 28,800.00 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.

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: Jan 4, 2012



FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: [Signature] **Sheryl Martin**
Assistant Vice President **Ass't Vice President**
Attest: [Signature] **JENNIFER HAGGERTY**
Assistant Vice President **ASST. 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 4 day of JAN 2011 by Sheryl Martin Assistant Vice President, JENNIFER HAGGERTY Assistant Vice President, of Federal National Mortgage Association, a United States Corporation, on behalf of the corporation.

[Signature]
Notary Public

