

Type 03 001 Pages 1

BK: 2012 PG: 392

Recorded: 2/9/2012 at 8:01:36.0 AM

INDX -ANNO

Fee Amount: \$12.00 Revenue Tax: \$0.00

**SCAN** 

LISA SMITH RECORDER

CHEK

Madison County, Iowa

DOV# 30

PREPARED BY:

FANNIE MAE, INTERNATIONAL PLAZA II, 14221 DALLAS PARKWAY,

REO NO. <u>C110QN0</u>

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: D & D CONSTRUCTION 310 Atkinson Truro, IA 50257

甘み1,000,00

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") D & D CONSTRUCTION , ("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 lowa, described as follows (the "Premises"):

310 ATKINSON ST TRURO, IA 50257

Lot Eight (8) and the South 34 feet of Lot Seven (7) in Block One (1) of Atkinson's First Addition to the Original Town of Truro (formerly Ego), 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 \$ 25,200.00 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 \$ 25,200.00 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 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).

FEDERAL NATIONAL MORTGAGE

**ASSOCIATION** 

ASS'T VICE PRESIDENT

Attest:

B)

JENNIFER MAGGERTY

ASST. WICE PRESIDENT

STATE OF TEXAS)

Man William )SS

COUNTY OF DALLAS

The foregoing instrument was acknowledged before me, a notary public commissioned in Dallas County. Texa day of Fig. 2012 by ERMITER HABBERT Vice President, Fig. 15 F Texas this

Notary Public

Milton Trong Phan Commission Expires 08-12-2014

РгорАсср. Епп Rev. 01/98