



Document 2012 639

Book 2012 Page 639 Type 03 001 Pages 2
Date 3/05/2012 Time 10:10 AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$286.40
Rev Stamp# 57 DOV# 59

INDX ✓
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

E ✓ **PREPARED BY AND RETURN TO :** David R. Elkin, 315 East 5th St., Suite 5, Des Moines, Iowa 50309 (515) 244-3188
Send Tax Statements to : Federal National Mortgage Association, 1 South Wacker Drive, Chicago, Illinois 60606

\$179,152.03

(NW-Bixby, Carla)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT **Nationwide Advantage Mortgage Company**, (hereinafter referred to as "Grantor") acting by and through a duly authorized officer, in consideration of the sum of ONE AND NO/100 DOLLAR (\$1.00) and other valuable consideration to be paid by **Federal National Mortgage Association, its successors and assigns**, (hereinafter referred to as "Grantee") has granted, sold and conveyed, and by these presents does grant, sell and convey unto the said Grantee, all that certain real estate described as follows:

Parcel "E" located in the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Fourteen (14), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 6.05 acres more or less, as shown in Plat of Survey filed in Book 2006, Page 253 on January 18, 2006, in the Office of the Recorder of Madison County, Iowa, except that part thereof used for road purposes

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantor, its successors and assigns, forever and the said Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend the said premises unto the said Grantee, his (or its/her/their) successors and assigns, against every person whomsoever lawfully claiming the same, or any part thereof, by, through or under Grantor, but none other.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be signed by **Karla K. Neel** its **Associate Vice President**, hereunto affixed this 31st day of January, 2012.

NATIONWIDE ADVANTAGE MORTGAGE COMPANY

By: _____


Karla K. Neel, Associate Vice President



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STATE OF IOWA, COUNTY OF POLK, ss:

On this 31st day of January, 2012 before me, the undersigned, a Notary Public in and for the State of Iowa personally appeared **Karla K. Neel** to me personally known, who, being by me duly sworn, did say that she is the **Associate Vice President**, of said corporation executing the within and foregoing instrument, that the seal affixed thereto is the seal of said corporation; that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors; and that the said **Karla K. Neel** as such officer acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.



Notary Public

