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Rec Amt \$7.00 Aud Amt \$5.00

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DOV# 76

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

PREPARED BY: FANNIE MAE, INTERNATIONAL PLAZA II, 14221 DALLAS PARKWAY,  
REO NO. C111HMM SUITE 1000, DALLAS, TEXAS 75254 Brandon Carter 1/972-773-7408  
✓ RETURN TO: Real Estate Resource Group 1401 NE 56<sup>th</sup> Street, Pleasant Hill, IA 50327 515-266-5100  
Address Tax Statement: Dan Evans and Lisa Evans 1897 IRONWOOD TRL WINTERSET, 50273

Space Above This Line  
For Recorder

40263 Reg  
\$120,000.00

**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") **Dan Evans and Lisa Evans**, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common. ("Grantee"), and to Grantee's heirs and assigns.

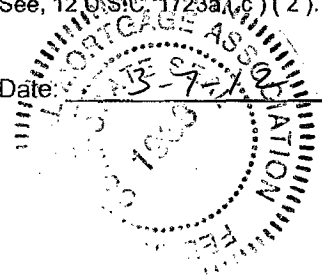
For value received, Grantor hereby grants, remises, aliens and conveys unto Grantee, and to Grantee's heirs and assigns forever, but without recourse, representation or warranty, except as expressed herein, all of Grantor's right, title and interest in and to that certain tract or parcel of land situated in the County of **MADISON** State of Iowa, described as follows (the "Premises"):

**1897 IRONWOOD TRL WINTERSET, 50273**  
**LOT TWO (2) OF IRON HILLS SUBDIVISION, LOCATED IN THE SOUTHWEST QUARTER (1/4) OF SECTION FIFTEEN (15), TOWNSHIP SEVENTY-SIX (76) NORTH, RANGE TWENTY-EIGHT (28) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, AS DESCRIBED IN PLAT OF SURVEY FILED ON 2/2/07 IN BOOK 2007 ON PAGE 728 MADISON COUNTY, IOWA RECORDER'S OFFICE.**

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: \_\_\_\_\_



**FEDERAL NATIONAL MORTGAGE ASSOCIATION**

By: David Rodriguez  
**DAVID RODRIGUEZ**  
Assistant Vice President

Attest: Heidi Jones  
Assistant Secretary

STATE OF TEXAS) )  
COUNTY OF DALLAS )

The foregoing instrument was acknowledged before me, a notary public commissioned in Dallas County, Texas this 7 day of Mar 2012 by DAVID RODRIGUEZ Assistant Vice President, Heidi Jones Assistant Vice President, of Federal National Mortgage Association, a United States Corporation, on behalf of the corporation.

Notary Public

