



Document 2012 1584

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Date 5/31/2012 Time 2:46 PM

Rec Amt \$17.00 Aud Amt \$5.00

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DOV# 169

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

Commitment Number: 2933562

Seller's Loan Number: 947977

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:

Joshua B. Jeffs and Angela K. Jeffs
615 S 8th Ave., Winterset, IA 50273

After Recording Return To:

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

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
820001700080000

SPECIAL/LIMITED WARRANTY DEED

This deed is exempt from real estate transfer tax under 428A.22(6) of the Iowa Code.

Federal Home Loan Mortgage Corporation, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for \$110,000.00 (One Hundred and Ten Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Joshua B. Jeffs and Angela K. Jeffs**, hereinafter grantees, whose tax mailing address is **615 S 8th Ave., Winterset, IA 50273**, the following real property:

All that certain parcel of land situated in the County of Madison, State of Iowa, being known and designated as follows: Lot Ten (10) and the North Half (1/2) of Lot Nine (9) of the Subdivision of Lots Eleven (11), Twelve (12), and Thirteen (13), of Hutchings Addition to the Town of Winterset, Madison County, Iowa.

Property Address is: 615 S 8th 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 grantees forever.

Prior instrument reference: **Official Records Book 2012, Page 333**

Executed by the undersigned on 4/27, 2012:

Federal Home Loan Mortgage Corporation

By: Chicago Title Insurance Company, its Attorney in Fact.

By: Melissa Harvey

Print Name: Melissa Harvey

Its: AUP

A Power of Attorney relating to the above described property was recorded on 09/13/2007 at Document Number: Doc# 2007 3485.

STATE OF PA
COUNTY OF Beaver

The foregoing instrument was acknowledged before me on 4/27, 2012 by Melissa Harvey of ServiceLink, a Division of Chicago Title Insurance Company on behalf of Federal Home Loan Mortgage Corporation as its Attorney in Fact, who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Christina Michelle McCartney
Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Christina Michelle McCartney, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 7, 2015
PENNSYLVANIA ASSOCIATION OF NOTARIES