



Document 2012 1842

BK: 2012 PG: 1842 Type 03 001 Pages 3
Recorded: 6/25/2012 at 11:13:01.0 AM
Fee Amount: \$22.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

INDX
ANNO
SCAN
CHEK

DOV# 195

AAA

2908577

Commitment Number: ~~2908557~~
Seller's Loan Number: 939498

\$ 280,000.00

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:

LEVI W HANCOCK
1326 UNION COURT VAN METER, IA 50261

After Recording Return To:

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

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
031012140180000

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 \$280,000.00 (Two Hundred and Eighty Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **LEVI W HANCOCK**, hereinafter grantee, whose tax mailing address is **1326 UNION COURT VAN METER, IA 50261**, the following real property:

All that certain parcel of land situate in the County of Madison, State of Iowa, being known and designated as follows: Lot 18 of WOODLAND VALLEY ESTATES PLAT NO. 2 Subdivision located in the South 1/2 of the NW 1/4 of Section 21, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa, together with an undivided 1/31st interest in all common areas as set forth in the Declaration of Association for Woodland Valley Estates Subdivision filed in Book 2004, Page 6107 and in Book 2006, Page 2763 of the Madison County Recorder's Office, as amended by First Amendment to Declaration of Association for Woodland Valley Estates Subdivision filed in Book 2006, Page 4296 of the Madison County Recorder's Office.

Property Address is: 1326 UNION COURT, VAN METER, IA 50261.

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 grantee forever.

Prior instrument reference: **Official Records Book 2011, Page 3502**

Executed by the undersigned on 5/17, 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 5/17, 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

