

Document 2012

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INDX ANNO

DOV# 228

LISA SMITH, COUNTY RECORDER MADISON COUNTY IOWA

SCAN CHEK

PREPARED BY:

FANNIE MAE, INTERNATIONAL PLAZA II, 14221 DALLAS PARKWAY,

Brandon Carter 1/972-773-7408

REO NO. <u>C120057</u> SUITE 1000, DALLAS, TEXAS 75254 Brandon Carter 1/972-773-74
RETURN TO: Real Estate Resource Group 6660 NE 27th Ave, Altoona, IA 50009 515-967-5103

Address Tax Statement: Travis Allen Hanselman & Olivia Barickman Hanselman 2003 NATURE TRL WINTERSET, IA 50273

\$349,900

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") Travis Allen Hanselman & Olivia Barickman Hanselman, 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"):

2003 NATURE TRL WINTERSET, IA 50273 See attached 2nd page for legal description.

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

Ву: SKA**nnon News**gme Raquel Black

Attest:

Assistant Vice President

STATE OF TEXAS)

COUNTY OF DALLAS

The foregoing instrument was acknowledged before me a notary public commissioned in Dallas County, Texas this day of Yell 2012 by Assistant Vice President, Assistant Vice President, of Federal National Mortgage Association, a United States Corporation, on behalf of the

corporation.



Notary Public

2nd page legal description:

Parcel "B" located in the Northeast Quarter of the Northeast Quarter of Section 29, Township 76 North, Range 27 West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows: Commencing at the Northeast Corner of Section 29, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, thence South 00 degrees 45 minutes 53 seconds East 76.51 feet along the East line of the Northeast Quarter of the Northeast Quarter of said Section 29 to the Point of Beginning; thence continuing South 00 degrees 45 minutes 53 seconds East 578.66 feet along the East line of said Northeast Quarter of the Northeast Quarter; thence South 89 degrees 58 minutes 59 seconds West 1308.50 feet; thence North 00 degrees 45 minutes 53 seconds West 578.66 feet; thence North 89 degrees 58 minutes 59 seconds East 1308.50 feet to the Point of Beginning, as shown in Plat of Survey filed in Book 2, Page 602 on August 2, 1995, in the Office of the Recorder of Madison County, Iowa AKA Parcel "B" located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-nine (29), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows: Commencing at the Northeast Corner of Section 29, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, thence South 00 degrees 45'53" East 76.51 feet along the East line of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section 29 to the Point of Beginning; thence continuing South 00 degrees 45'53" East 578.66 feet along the East line of said Northeast Quarter (1/4) of the Northeast Quarter (1/4); thence South 89 degrees 58'59" West 1308.50 feet; thence North 00 degrees 45'53" West 578.66 feet; thence North 89 degrees 58'59" East 1308.50 feet to the Point of Beginning. Said Parcel "B" contains 17.381 acres, including 0.438 acres of county road right-of-way.

