



Document 2012 2223

BK: 2012 PG: 2223 Type 03 001 Pages 3

Recorded: 7/31/2012 at 8:19:09.0 AM

Rec Amt \$17.00 Aud Amt \$5.00

Revenue Tax: \$0.00

LISA SMITH RECORDER

Madison County, Iowa

DOV# 243

INDX
ANNO
SCAN
CHEK

Commitment Number: 3005286
Seller's Loan Number: 1699430570

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:
Dennis Lee Elings
9 Country Club Drive Henderson, Nevada 89015

After Recording Return To:
ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa PA 15001
(800) 439-5451

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
450082160012000

SPECIAL/LIMITED WARRANTY DEED

This deed is exempt from real estate transfer tax under 428A.22(6) of the Iowa Code. Fannie Mae AKA Federal National Mortgage Association, whose mailing address is 14221 Dallas Parkway, Suite 1000, Dallas, TX 75254, hereinafter grantor, for \$17,000.00 (Seventeen Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to Dennis Lee Elings, hereinafter grantee, whose tax mailing address is 9 Country Club Drive Henderson, Nevada 89015, 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: Parcel "A", located in the East Half of the Southwest Quarter of Section 21, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Southeast corner of the Northeast Quarter of the Southwest Quarter of Section 21, Township 76 North, Range 26 West of the 5th PM, Madison County, Iowa; thence South 84°25'16" West along the South line of the Northeast Quarter of the Southwest Quarter of said Section 21, 210.16 feet to the Point of Beginning; thence North 1°01'24" West, 160.20 feet; thence South 87°53'17" West,

**131.13 feet; thence North 8°58'38" West, 38.97 feet; thence South 86°36'58" West, 363.79 feet; thence South 1°01'24" East, 323.09 feet to a point on the Centerline of an unpaved County Road; thence North 75°20'33" East along said centerline, 514.48 feet; thence North 1°01'24" West, 20.50 feet to the Point of Beginning. Said Parcel contains 3.007 acres, including 0.390 acres of County Road right-of-way.
Property Address is: 3045 200th Trail Prole, IA 50229**

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 2207.**

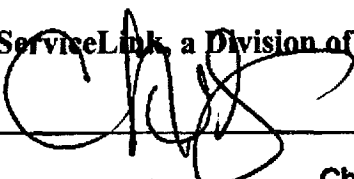
GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE GREATER THAN \$ 20,400.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THIS DEED . GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$ 20,400.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEE. THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST .

Executed by the undersigned on 7-9, 2012:

Federal National Mortgage Association

By: **ServiceLink, a Division of Chicago Title Insurance Company, its Attorney In Fact**

By: _____



Name: Cherri Springer

Title: AVP

A Power of Attorney relating to the above described property was recorded on 10/25/2011 at Document Number: Book 2011 Page 2838.

STATE OF Pa
COUNTY OF Beaver

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 9 day of July, 2012, by Cherri Springer AVP of ServiceLink, A Division of Chicago Title Insurance Company as the Attorney in Fact for Federal National Mortgage Association, and is appearing on behalf of said corporation, with full authority to act for said corporation in this transaction, who is known to me or has shown N/A as identification, who after being by me first duly sworn, deposes and says that he/she has the full binding legal authority to sign this deed on behalf of the aforementioned corporation and acknowledge said authority is contained in an instrument duly executed, acknowledged; and recorded as set forth above, and that this instrument was voluntarily executed under and by virtue of the authority given by said instrument granting him/her power of attorney.

Mary M. Goddard
NOTARY PUBLIC
My Commission Expires 9-4-13

