Document 2012 2257

Book 2012 Page 2257 Type 03 001 Pages 1
Date 8/02/2012 Time 10:24 AM
Rec Amt $7.00 Aud Amt $5.00 INDX
ANNO
DOV# 249 SCAN
LISA SMITH, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

PREPARED BY: FANNIE MAE, INTERNATIONAL PLAZA II, 14221 DALLAS PARKWAY,
REO NO. C120RZL SUITE 1000, DALLAS, TEXAS 75254 Brandon Carter 1/972-773-7408
RETURN TO: Real Estate Resource Group 6660 NE 27th Ave, Altoona, IA 50009 515-967-5103

Address Tax Statement: Turner Building and Consulting PO Box 213 Winterset, IA 50273
$29,601.00

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") **Turner Building and Consulting** , ("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"):

306 E BUCHANAN ST WINTERSET, IA 50273
Lot Three (3) In Mill Addition to the Town of Winterset, Madison County, Iowa.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE OF GREATER THAN $ 35,521.20 FOR A PERIOD OF THREE MONTHS 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 $ 35,521.20 FOR A PERIOD OF THREE MONTHS 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.

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: July 27 2012

FEDERAL NATIONAL MORTGAGE ASSOCIATION CORPORATE SEAL 1938

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: SHANNON NEWSOME
Assistant Vice President

Attest: JENNIFER HAGGERTY
Assistant Vice President

STATE OF TEXAS)
) SS
COUNTY OF DALLAS)

The foregoing instrument was acknowledged before me, a notary public commissioned in Dallas County, Texas this 27 day of July 2012 by SHANNON NEWSOME Assistant Vice President, JENNIFER HAGGERTY Assistant Vice President,of Federal National Mortgage Association, a United States Corporation, on behalf of the corporation.

Notary Public

Milton Trong Phan
Commission Expires
08-12-2014

PropAccp.Fm
Rev. 01/98