



Document 2012 3317

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Date 11/02/2012 Time 3:29 PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$38.40

Rev Stamp# 342 DOV# 360

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK

Commitment Number: 3060680

Seller's Loan Number: 4004553410

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:

**Dean F. Thompson**

**202 2nd Street, Box 12 Bevington, IA 50033**

✓ After Recording Return To:

ServiceLink Hopewell Campus

4000 Industrial Boulevard

Aliquippa PA 15001

(800) 439-5451

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**

**820002002080000**

**\$ 24,500.00**

**SPECIAL WARRANTY DEED**

**Federal National Mortgage Association, it's successors and assigns**, whose mailing address is **14221 Dallas Parkway, Suite 1000, Dallas, TX 75254**, hereinafter grantor, for \$24,500.00 (Twenty-Four Thousand Dollars and Five Hundred Dollars and no Cents) in consideration paid, grants with covenants of special warranty to **Dean F. Thompson**, a single man, hereinafter grantee, whose tax mailing address is **202 2nd Street, Box 12 Bevington, IA 50033**, the following real property:

**SITUATED in the County of Madison, State of Iowa described as: Lot Eight (8) in Block Two (2) in PITZER'S ADDITION to the Town of Winterset, Madison County, Iowa. Property Address is: 423 E. Filmore St., 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 grantee forever.

Prior instrument reference: **Official Records Book 2012, Page 1110**

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$29,400.00 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 \$29,400.00 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 11-1, 2012:

**Federal National Mortgage Association**

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

By: \_\_\_\_\_

Name: Cherri Springer

Title: AUP

STATE OF PA  
COUNTY OF Beaver

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 1 day of Nov, 2012, by Cherri Springer AUP 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 \_\_\_\_\_ 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.

Lorna C. Young  
NOTARY PUBLIC  
My Commission Expires 9-17-2016

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Lorna C. Young, Notary Public  
Hopewell Twp., Beaver County  
My Commission Expires Sept. 17, 2016  
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES