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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

SPECIAL WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 105

Recorder's Cover Sheet

\$114,500

Preparer Information:

Charles P. Augustine, BL000015141, Dunakey & Klatt, P.C., 531 Commercial St., Ste 250, Waterloo, IA 50701, Phone: (319) 232-3304

Taxpayer Information:

Dave Woodyard and Kathryn Woodyard, 2419 St. Charles Rd. Winterset, IA 50273

Return Document To:

Dave Woodyard and Kathryn Woodyard, 2419 St. Charles Rd. Winterset, IA 50273

Grantors:

Federal Home Loan Mortgage Corporation

Grantees:

Dave Woodyard and Kathryn Woodyard

Legal Description: See Page 2

TSC#124350

SPECIAL WARRANTY DEED

For the consideration of One and no/100----- Dollar(s) and other valuable consideration, Federal Home Loan Mortgage Corporation does hereby Convey to Dave Woodyard and Kathryn Woodyard, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, following described real estate in Madison County, Iowa:

A Parcel of land described as commencing at the Southwest corner of Section Nine (9) in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, which is the point of beginning; thence North 1°04'East 957.7 feet along the West line of said Section Nine (9) to the North line of the South 30 acres of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section; thence North 89°05' East, 787 feet along the North line of said 30 acres; thence South 1°04'West, 970.3 feet to the South line of said Section; thence North 90°00'West, 787.7 feet to a point of beginning containing 17.4282 Acres.


Subject to easements, restrictions, covenants, ordinances and limited access provisions of record.

Grantor is a corporate instrumentality of the United States and is exempt from real estate transfer tax under federal law and under section 428A.2(6) of the Code of Iowa.


Grantor does Hereby Covenant with Grantees and successors in interest to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under it, except as may be above stated, and none other.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: October 19, 2012

By: 
Amanda Roberts as VP
of National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services ("FAACS"), attorney in fact and/or Agent for Federal Home Loan Mortgage Corporation

STATE OF Texas, COUNTY OF Dallas, ss:
This instrument was acknowledged before me on this 19 day of October, 2012, by Amanda Roberts as VP of National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services ("FAACS"), attorney in fact and/or Agent for Federal Home Loan Mortgage Corporation.


_____, Notary Public

