



Document 2013 135

BK: 2013 PG: 135 Type 03 001 Pages 4  
Recorded: 1/14/2013 at 8:02:44.0 AM  
Fee Amount: \$27.00  
Revenue Tax: \$0.00  
LISA SMITH RECORDER  
Madison County, Iowa

INDX ✓  
ANNO  
SCAN  
CHEK

DOV# 12

Commitment Number: 3093019  
Seller's Loan Number: C1215MW

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, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

Address Tax Statement To:

**Morningside Funding LLC**  
2370 Rice Blvd Suite 200 Houston, TX 77005

After Recording Return To:

ServiceLink Hopewell Campus  
4000 Industrial Boulevard  
Aliquippa PA 15001  
(800) 439-5451

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**9109100009000000**

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**SPECIAL WARRANTY DEED**

Exempt: Sec. 428A.2(6)

**Federal National Mortgage Association**, whose mailing address is **14221 Dallas Parkway, Suite 1000, Dallas, TX 75254**, hereinafter grantor, for \$12,460.00 (Twelve Thousand Four Hundred and Sixty Dollars and no Cents) in consideration paid, grants with covenants of special warranty to **Morningside Funding LLC**, hereinafter grantee, whose tax mailing address is **2370 Rice Blvd Suite 200 Houston, TX 77005**, the following real property:

**All that certain parcel of land situate in the County of Madison, State of Iowa, being more particularly described as follows: Commencing at a point 821 feet 8 inches East of the Southwest corner of Section 10, in Township 74 North, Range 28 West of the 5th P.M., Madison County, Iowa, running thence North 143 feet, thence East 128 feet, thence South 143 feet, thence West 126 feet to the point of beginning.**

**Property Address is: 308 EAST NORTH ST, MACKSBURG, IA 50155**

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: **Bk2012 Pg2379**

Executed by the undersigned on 12/21, 2012:

**Federal National Mortgage Association**

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

By: *Christopher Daniel*

Name: Christopher Daniel

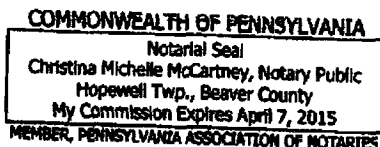
Title: AUP

A Power of Attorney relating to the above described property was recorded on 10/25/2011 at Document Number: Bk2011 Pg2838.

STATE OF PA  
COUNTY OF BEAVER

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 21 day of Dec, 2012, by Christopher Daniel 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.

*Christina Michelle McCartney*  
NOTARY PUBLIC  
My Commission Expires 4/7/2015



## ATTACHMENT A

All that certain parcel of land situate in the County of Madison, State of Iowa, being more particularly described as follows:  
Commencing at a point 821 feet 8 inches East of the Southwest corner of Section 10, in Township 74 North, Range 28 West of the 5th P.M., Madison County, Iowa, running thence North 143 feet, thence East 128 feet, thence South 143 feet, thence West 126 feet to the point of beginning.