

BK: 2013 PG: 320 Type 03 003 Pages 1  
Recorded: 1/29/2013 at 10:12:43.0 AM  
Fee Amount: \$12.00  
Revenue Tax: \$0.00  
LISA SMITH RECORDER  
Madison County, Iowa

INDX ✓  
ANNO  
SCAN  
CHEK

PREPARED BY: FANNIE MAE, INTERNATIONAL PLAZA II, 14221 DALLAS PARKWAY,  
REO NO. C1218GR 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: Maria Yuhas 921 WEST COURT AVENUE WINTERSET, IA 50273

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") **Maria Yuhas**, ("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"):

**921 WEST COURT AVENUE WINTERSET, IA 50273**  
Lot Two (2) of Second West Court Addition to Winterset, Madison County, Iowa.

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: 1/24/13



FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: [Signature]  
Assistant Vice President

Attest: Heidi Jones  
Assistant Vice President

STATE OF TEXAS )  
COUNTY OF DALLAS ) SS

The foregoing instrument was acknowledged before me, a notary public commissioned in Dallas County, Texas this 24 day of Jan 2013 by Evelyn Waitbaka Assistant Vice President, Heidi Jones Assistant Vice President, of Federal National Mortgage Association, a United States Corporation, on behalf of the corporation.

[Signature]  
Notary Public

