



Document 2013 1421

Book 2013 Page 1421 Type 03 001 Pages 3  
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Rec Amt \$17.00 Aud Amt \$5.00

INDX ✓  
ANNO  
SCAN  
CHEK

DOV# 131

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

Commitment Number: 3120733

Seller's Loan Number: 1699284967 / C130135

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:

**Jacqueline J. Hinze**  
1344 210th Street, Winterset, IA 50273

✓ After Recording Return To:  
ServiceLink Hopewell Campus  
4000 Industrial Boulevard  
Aliquippa PA 15001  
(800) 439-5451

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**820002103071000**

**\$ 70,000.00**

**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 \$70,000.00 (Seventy Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **Jacqueline J. Hinze**, hereinafter grantee, whose tax mailing address is **1344 210th Street, Winterset, IA 50273**, 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: Lot seven (7) in Block three (3) of GAFF & Bevington's Addition to the City of Winterset, Madison County, Iowa.**

**Property Address is: 417 E S 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 2013, Page 370**

Executed by the undersigned on 5-6, 2013:

**Federal National Mortgage Association**

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

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

Name: Cherri Springer

Title: AVP

A Power of Attorney relating to the above described property was recorded on 10-25-2011 at Document Number: Bk 2011 Pg 2838.

STATE OF Pa  
COUNTY OF DeWitt

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 6 day of May, 2013, by Cherri Springer AVP 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.

Mary M. Goddard  
NOTARY PUBLIC  
My Commission Expires 9-4-13

