



Document 2013 2130

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Date 7/18/2013 Time 3:10 PM

Rec Amt \$17.00 Aud Amt \$5.00

INDX ✓
ANNO
SCAN
CHEK

DOV# 205

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

Commitment Number: 3146675

Seller's Loan Number: 4006856451

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:

Wayne Martens and Debi Martens
1426 W COURT AVE 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

\$78,200

820001202070000

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 \$78,200.00 (Seventy Eight Thousand Two Hundred Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **Wayne Martens** and **Debi Martens**, hereinafter grantees, whose tax mailing address is **1426 W COURT AVE Winterset IA 50273**, the following real property:

All that certain parcel of land situate in the County of Madison, State of Iowa, being known and designated as follows: Lot Six (6) and the West Ten (10) feet of Lot Seven (7) in Block Two (2) of William Goes Addition to the Town of Winterset, Madison County, Iowa. Property Address is: 409 E COURT AVE WINTERSSET, 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 grantees forever.

Prior instrument reference: **Official Records Book 2013, Page 762**

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$93,840.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THE RECORDING OF THE DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$93,840.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF RECORDING 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 5-16, 2013:

Federal National Mortgage Association

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

By: [Signature]

Name: Cherri Springer

Title: AVP

A Power of Attorney relating to the above described property was recorded on 10/25/2011 at Document Number: Book 2011 Page 2838.

STATE OF PA
COUNTY OF Beaver

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 16 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

