



Document 2013 2320

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Rec Amt \$17.00 Aud Amt \$5.00

INDX
ANNO
SCAN
CHEK

DOV# 233

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

Commitment Number: 3158553

Seller's Loan Number: 1706661639

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:

John McMaster and Kimberly McMaster
1233 180TH ST DEXTER IA 50070

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

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
280050968002000

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 \$80,500.00 (Eighty Thousand Five Hundred Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **John McMaster** and **Kimberly McMaster**, hereinafter grantees, whose tax mailing address is **1233 180TH ST DEXTER IA 50070**, 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: Parcel "B" located in the Southeast Quarter of the Southwest Quarter of Section 9, Township 76 North, Range 29 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the South Quarter corner of Section 9, Township 76 North, Range 29 West of the 5th P.M., Madison County, Iowa, thence South 90 degrees 00 minutes 00 seconds West, 567.67 feet along the South line of the

Southwest Quarter of said Section 9 to the point of beginning; thence South 90 degrees 00 minutes 00 seconds West, 450.00 feet along the South line of the Southwest Quarter of said Section 9; thence North 0 degrees 00 minutes 00 seconds, East 486.63 feet; thence South 89 degrees 48 minutes 27 seconds East, 450.00 feet; thence South 0 degrees 00 minutes 00 seconds West, 485.11 feet to the point of beginning. Said parcel contains 5.019 acres, including 0.341 acres of County Road Right of Way.

Property Address is: 1233 180TH ST DEXTER IA 50070

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 2012, Page 3953**

Executed by the undersigned on 7-3, 2013:

Federal National Mortgage Association

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

By: Kimberly A. Arndt

Name: Kimberly A. Arndt

Title: A VP

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 Beaver

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 3 day of July, 2013, by Kimberly A. Arndt 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

