



Document 2013 2497

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Date 8/22/2013 Time 2:34 PM

Rec Amt \$17.00 Aud Amt \$5.00

INDX

ANNO

SCAN

DOV# 253

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

Commitment Number: 3167193

Seller's Loan Number: 1055620

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:

**Harley R. Stonehocher**  
**1453 310TH ST, LORIMOR, IA 50149**

✓ After Recording Return To:

James Law Office, P.C.  
205 ½ N. Elm Street  
Creston, IA 50801  
(641) 782-6666

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**630131486002000**

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**SPECIAL WARRANTY DEED**

**\*Exempt from real estate transfer tax. Iowa Code Sec. 428A.2(6)**

**Federal Home Loan Mortgage Corporation**, whose mailing address is **5000 Plano Parkway, Carrollton, TX 75010**, hereinafter grantor, for \$57,500.00 (Fifty Seven Thousand Five Hundred Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **Harley R. Stonehocker**, \_\_\_\_\_, hereinafter grantee, whose tax mailing address is **1453 310TH STREET, LORIMOR, IA 50149**, the following real property:

**All that certain parcel of land in Madison County, and State of Iowa described as follows:**

**That part of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 14, Township 74 North, Range 29 West of the 5th P.M., Madison County, Iowa, described as follows: Beginning at the Southwest corner of the SE 1/4 of said Section 14; thence on an assumed bearing of N 01°01'15" East along the west line of the SW 1/4 of the SE 1/4 of said**

**Section 14 a distance of 697.51 feet; thence South 86°44'25" East 390.22 feet; thence North 88°28'15" East 88.04 feet; thence North 69°03'50" East 114.35 feet; thence South 79°42'52" East 138.33 feet; thence South 06°42'27" West 232.19 feet; thence South 25°20'02" West 48.28 feet; thence South 89°40'53" West 224.74 feet; thence South 01°53'17" West 418.46 feet to the South line of the SE 1/4 of said Section 14; thence North 90°00'00" West along said South line 446.62 feet to the Southwest corner of the SE 1/4 of said Section 14 and the point of beginning.**

**Property Address is: 1453 310TH STREET, LORIMOR, IA 50149**

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.

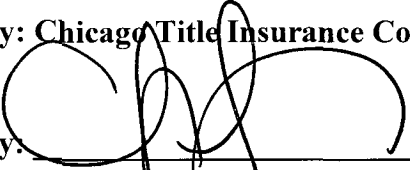
TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **Official Records Book 2013, Page 1307**

Executed by the undersigned on 7-12, 2013:

**Federal Home Loan Mortgage Corporation**

**By: Chicago Title Insurance Company, its Attorney in Fact.**

By: 

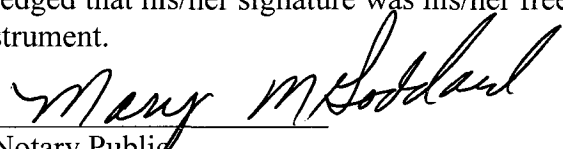
Print Name: Cherri Springer

Its: AVP

A Power of Attorney relating to the above described property was recorded on 09/13/2007 at Document Number: 2007/3485.

STATE OF PA  
COUNTY OF Beaver

The foregoing instrument was acknowledged before me on 7-12, 2013 by Cherri Springer AVP of ServiceLink, a Division of Chicago Title Insurance Company on behalf of Federal Home Loan Mortgage Corporation as its Attorney in Fact, who is personally known to me or has produced \_\_\_\_\_ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

  
Notary Public

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Mary M. Goddard, Notary Public  
Hopewell Twp., Beaver County  
My Commission Expires Sept. 4, 2013  
Member, Pennsylvania Association of Notaries