



Document 2013 2913

BK: 2013 PG: 2913 Type 03 001 Pages 3

Recorded: 10/1/2013 at 8:07:30.0 AM

Rec Amt \$17.00 Aud Amt \$5.00

Revenue Tax: \$0.00

LISA SMITH RECORDER

Madison County, Iowa

INDX ✓
ANNO
SCAN
CHEK

MARGIN ABOVE RESERVED FOR RECORDING INFORMATION

SPECIAL WARRANTY DEED

PREPARED, SUBMITTED, AND RETURN TO:

ATTN: CHAD KOSLOWSKY

SOUTH & ASSOCIATES, P.C.

6363 COLLEGE BLVD, SUITE 100

OVERLAND PARK, KS 66211

(913) 663-7600

DATE OF INSTRUMENT: 9/3/13

ASSIGNOR: JPMorgan Chase Bank National Association

ASSIGNEE: Federal National Mortgage Association organized and existing under the laws of the United States of America

AFFECTED INSTRUMENT:

No Declaration of Value or Groundwater is required by law to be furnished in regard to this transfer of title because the Grantee is a Government Agency, which is exception number 428A.2 (21) Iowa Legislature

MARGIN ABOVE RESERVED FOR RECORDING INFORMATION

PLEASE RETURN VIA EMAIL TO:
RECORDINGS@SOUTHLAW.COM
AND MAIL ORIGINAL TO:
SOUTH & ASSOCIATES, P.C.
6363 COLLEGE BLVD, SUITE 100
OVERLAND PARK, KS 66211
(913) 663-7600

SPECIAL WARRANTY DEED

DATE OF INSTRUMENT: *September 3, 2013*

ASSIGNOR: JPMorgan Chase Bank, National Association

ASSIGNEE: Federal National Mortgage Association organized and existing under the laws of the United States of America
P.O. Box 650043
Dallas, TX 75265-0043

EFFECTED INSTRUMENT IF APPLICABLE: None

ATTACHMENTS: None

LEGAL DESCRIPTION: MADISON COUNTY, IA (CONTINUED ON NEXT PAGE IF APPLICABLE):

A strip of land 100 feet in width extending over and across the North Half of the Southeast Quarter and the Southwest Quarter of the Southeast Quarter of Section 28, Township 74 North, Range 27 West of the 5th P.M., said strip of land being 50 feet in width on each side of the center line of the main track (now removed) of the Chicago, St. Paul and Kansas City Railway Company (later the Chicago Great Western Railway Company, now the Chicago and North Western Transportation Company, as said main track center line was originally located and established over and across said Section 28, and also a strip of land 50 feet in width lying Northwesterly of and adjoining said above described 100-foot wide strip of land in the Southeast Quarter of Section 28 and lying Northwesterly of a line drawn radially to said original main track center line at a point thereon distant 1,019.2 feet Northeasterly from the intersection thereof with the West line of said Southeast Quarter of Section 28, all in Township 74 North, Range 27 West of the 5th P.M. Madison County, Iowa

File No. 158454



SPECIAL WARRANTY DEED

WITNESSETH: JPMorgan Chase Bank, National Association, THE ASSIGNOR, (whether one or more) in consideration of the sum of One Dollar and other valuable consideration to it paid by the Federal National Mortgage Association organized and existing under the laws of the United States of America, ASSIGNEE (whether one or more), the receipt of which is acknowledged, does by these presents, Grant, Bargain and Sell, Convey and Confirm unto the ASSIGNEE, its successors and assigns, the lots, tracts or parcels of land, described on the first page of this instrument, commonly known as 2463 328th Lane, Peru, IA 50222 (the Property).

Subject to all prior easements, restrictions, reservations and covenants now of record, if any.

TO HAVE AND TO HOLD the premises with all and singular, the rights, privileges, appurtenances and immunities belonging or in anywise appertaining unto the ASSIGNEE and unto its successors and assigns forever. ASSIGNOR covenanting that the premises are free and clear from any encumbrance done or suffered by it; and that it will warrant and defend the title to the premises unto the ASSIGNEE and unto its successors and assigns forever, against the lawful claims and demands of all persons claiming under it.

IN WITNESS, the ASSIGNOR has caused these presents to be signed by its Vice President and attested by its Assistant Secretary.

Vincent Pontius Assistant Secretary

JPMorgan Chase Bank, National Association

By Bryan Perrill Vice President

(SEAL)

ACKNOWLEDGMENT

STATE OF Ohio)
) ss.
COUNTY OF Franklin)

On this 3 day of Sept, 2013 before me, appeared Bryan Perrill, and Vincent Pontius to me personally known, who being by me duly sworn, did say that he/she is the Vice President and Assistant Secretary of JPMorgan Chase Bank, National Association and that the seal attached is the seal of JPMorgan Chase Bank, National Association, and that the instrument was signed and sealed on behalf of the National Association by authority of its Board of Directors, and he/she acknowledged the instrument to be the free act and deed of the National Association.

IN WITNESS, I have set my hand and affixed my official seal the day and year last above written.

Barbara J. Crowl SEP 3 2013
Notary Public
State of Ohio
County of DELAWARE
Date SEP 3 2013

File No. 158454



BARBARA J. CROWL
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires 5/7/2017