



Document 2013 3126

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Date 10/16/2013 Time 11:44 AM

Rec Amt \$17.00 Aud Amt \$5.00

INDX ✓

ANNO

SCAN

DOV# 332

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

Commitment Number: 3147468

Seller's Loan Number: 1048603

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:

**Thomas Benjamin Hogan**  
**608 Malone Avenue**  
**Readlyn, IA 50668**

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

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

**# 39,000.00**

**820000615030000**

**SPECIAL WARRANTY DEED**

**Exempt: Sec. 428A.2(6).**

**Federal Home Loan Mortgage Corporation**, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for \$39,000.00 (Thirty Nine Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **Thomas Benjamin Hogan**, hereinafter grantee, whose tax mailing address is **608 Malone Avenue Readlyn, IA 50668**, 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 3, Block 15 of Loughridge & Cassiday's Addition to the Town of Winterset, Madison County, Iowa.**

**Property Address is: 810 E WASHINGTON ST, WINTERSET, IA 50273-1953.**

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: **Book 2013, Page 915**

Executed by the undersigned on 10-4, 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 10-4, 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, 2017  
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES