



Document 2013 3371

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Date 11/05/2013 Time 12:56 PM

Rec Amt \$17.00 Aud Amt \$5.00

INDX
ANNO
SCAN

DOV# 355

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Commitment Number: 3202454
Seller's Loan Number: 1713793812

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:

**WILLIAM BURGDUFF and KAREN LARSON
1757 QUARRY TRAIL WINTERSET, IA 50273**

✓ After Recording Return To:
ServiceLink,
FNF's National Lender Platform
1200 Cherrington Parkway
Moon Township, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER

\$165,000

400071588004000

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 \$165,000.00 (One Hundred Sixty Five Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **WILLIAM BURGDUFF and KAREN LARSON**, hereinafter grantees, whose tax mailing address is **1757 QUARRY TRAIL 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: Parcel "B" a part of Parcel "A" in the Southeast Quarter of the Southeast Quarter of Section 15, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa more particularly described as follows: Commencing at the Northwest Corner of the Southeast Quarter of the Southeast Quarter of Section 15,

**Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence North 89°59'18" East 184.76 feet along the North line of said Southeast Quarter of the Southeast Quarter to the Northwest Corner of existing Parcel "A" which is the Point of Beginning; thence continuing North 89°59'18" East 557.08 feet along the North line of said Southeast Quarter of the Southeast Quarter; thence South 03°32'04" West 713.71 feet; thence South 00°18'25" West 13.92 feet; thence South 75°39'07" West 117.37 feet; thence South 04°52'51" East 80.16 feet; thence South 89°59'37" West 410.59 feet to a point on the West line of existing Parcel "A"; thence North 00°18'25" East 835.17 feet to the Point of Beginning containing 10.000 acres including 0.594 acres of County Road right-of-way.
Property Address is: 1757 QUARRY TRAIL WINTERSET, 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: **Book 2013, Page 1931**

Executed by the undersigned on 10-30, 2013:

Federal National Mortgage Association

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

By: _____

Name: Cherri Springer

Title: AVP

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 ALLEGHENY

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 30 day of Oct, 2013, by Cherri Springer 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 9-4-17

