



Document 2014 619

Book 2014 Page 619 Type 03 001 Pages 3

Date 3/19/2014 Time 11:07 AM

Rec Amt \$17.00 Aud Amt \$5.00

INDX
ANNO
SCAN
CHEK

DOV# 88

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

Commitment Number: 3210767

Seller's Loan Number: _1702995131

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.

10789WF

Address Tax Statement To:

ROBERT LANGE and KENDALL JOHNSON
2463 328TH LN, PERU, IA 50222-8231

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

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
741152800999800

SPECIAL WARRANTY DEED

Exempt from realty transfer tax: Iowa Code Sec. 428A.2(6).

Fannie Mae a/k/a Federal National Mortgage Association, whose mailing address is P.O. BOX 650043, Dallas, TX 75265-0043, hereinafter grantor, for \$72,000.00 (Seventy Two Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to ROBERT LANGE and KENDALL JOHNSON, As joint tenants with full rights of survivorship and not as tenants in common, hereinafter grantees, whose tax mailing address is 2463 328TH LN, PERU, IA 50222-8231, 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: A strip of land 100 feet in width extending over and across the North Half of the Southeast Quarter and Southwest Quarter of the Southeast Quarter of Section 28, Township 74 North, Range 27 West of the 5th P.M., and 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 said Section 28 and lying Northwesterly of a line drawn radically 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.

Property Address is: 2463 328TH LN, PERU, IA 50222-8231

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 2013, Page 2913**

Executed by the undersigned on 3-7, 2014:

Fannie Mae a/k/a Federal National Mortgage Association

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

By: [Signature]

Name: Cherri Springer

Title: A VP

A Power of Attorney relating to the above described property was recorded on 10/25/2011 at Document Number: 2011/2838.

STATE OF PA
COUNTY OF ALLEGHENY

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 7 day of March, 2014, by Cherri Springer of **ServiceLink, A Division of Chicago Title Insurance Company as the Attorney in Fact for Fannie Mae a/k/a 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 [Signature] 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.

[Signature]
NOTARY PUBLIC
My Commission Expires 9-4-17

