



Document 2014 630

BK: 2014 PG: 630 Type 03 001 Pages 3

Recorded: 3/20/2014 at 8:14:47.0 AM

Fee Amount: \$22.00

Revenue Tax: \$0.00

LISA SMITH RECORDER

Madison County, Iowa

DOV# 90

INDX ✓

ANNO

SCAN

CHEK

Commitment Number: 3194490

Seller's Loan Number: 1708444714

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:

DANNY YOUNG and CONNIE YOUNG
3250 280th St Truro IA 50257

After Recording Return To:

ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
870000503020000

SPECIAL WARRANTY DEED

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

Fannie Mae a/k/a Federal National Mortgage Association, whose mailing address is **P.O. Box 650043, Dallas, TX 75265**, hereinafter grantor, for \$36,000.00 (Thirty Six Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **DANNY YOUNG and CONNIE YOUNG (husband and wife)**, hereinafter grantees, whose tax mailing address is **3250 280th St Truro IA 50257**, 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: The South Half (1/2) of Lots One (1) and Two (2) in Block Three (3) of HARTMAN AND YOUNG'S ADDITION to the Original Town of St. Charles, Madison County, Iowa.

Property Address is: 210 N HIGHLAND ST SAINT CHARLES IA 50240.

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 1634**

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$43,200.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THE RECORDING OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$43,200.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THE RECORDING OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEE.

THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE REALTED TO A MORTGAGE OR DEED OF TRUST.

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: _____

Name: Cheri Springer

Title: AVP Cheri Springer

STATE OF Pa
COUNTY OF ALLEGHENY

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 7 day of March, 2014, by Cheri 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 _____ 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

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