



Document 2014 1373

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DOV# 187

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

Commitment Number: 3215607

Seller's Loan Number: 1695157981 / C130YV5

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:

Stanley F. Barnard and Connie R. Barnard
16224 Tanglewood Dr., Urbandale, IA 50323

After Recording Return To:

ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
87001300342000

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 \$57,500.00 (Fifty Seven Thousand Five Hundred Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **Stanley F. Barnard and Connie R. Barnard**, hereinafter grantees, whose tax mailing address is **16224 Tanglewood Dr., Urbandale, IA 50323**, 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 tract of land commencing 66 feet West and 142 feet South of the Northwest corner of Block Two (2) of Clanton's Addition to the Town of St. Charles, Madison County, Iowa, being 363 feet West of the East line of Section Twenty-three (23) in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, running thence West 132 feet, thence South 66 feet, thence East 132 feet,

thence North 66 feet to the point of beginning. A tract of land commencing 66 feet West and 132 feet South of the Northwest corner of Block Two (2) of Clanton's Addition to the Town of St. Charles, Madison County, Iowa, being 363 feet West of the East line of Section Twenty-three (23) in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, running thence West 132 feet, thence South 10 feet, thence East 132 feet, thence North 10 feet to the point of beginning.
Property Address is: 202 S Clark 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: **Book 2013, Page 2645**

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$69,000.00 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 \$69,000.00 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 RELATED TO A MORTGAGE OR DEED OF TRUST.

Executed by the undersigned on 5-30, 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: Cherri Springer

Title: AVP

A Power of Attorney relating to the above described property was recorded on 03/20/2014 at B 2014 / P 629.

STATE OF Pennsylvania
COUNTY OF ALLEGHENY

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 30 day of May, 2014, by Cherri Springer AVP 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

