



Document 2014 2047

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Rec Amt \$17.00 Aud Amt \$10.00

INDX ✓

ANNO

SCAN

DOV# 304

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Commitment Number: 3233663
Seller's Loan Number: 1700570525

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:

**TRACY DEVAULT and CHRISANNE DEVAULT
6287 73RD AVE., INDIANOLA, IA 50125**

After Recording Return To:

✓ ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
450083422013000**

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 75265-0043**, hereinafter grantor, for \$45,010.00 (Forty Five Thousand Ten Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **TRACY DEVAULT and CHRISANNE DEVAULT (husband and wife)**, hereinafter grantees, whose tax mailing address is **6287 73RD AVE., INDIANOLA, IA 50125**, 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 "E" in the Southeast Quarter of the Southeast Quarter of Section 27 and the Northeast Quarter of the Northeast Quarter of Section 34, all in Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa more particularly described as follows: Beginning at the Northwest Corner of the Northeast Quarter of the Northeast Quarter of Section 34, Township 76 North, Range 26 West of the

5th P.M., Madison County, Iowa; thence North 01°35'17" West 95.20 feet along the West line of the Southeast Quarter of the Southeast Quarter of Section 27, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa to a point on the original South right-of-way line of Iowa Highway No. 92; thence North 89°37'18" East 215.93 feet along said original South right-of-way line; thence South 01°09'16" East 606.00 feet; thence South 89°37'18" West 215.63 feet to a point on the West line of the Northeast Quarter of the Northeast Quarter of Section 34, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence North 01°09'16" West 510.81 feet along said West line to Point of Beginning containing 3.000 acres more or less, including 0.171 acres of Iowa Highway No. 92 easement right-of-way.

Property Address is: 3186 STATE HWY 92, PROLE, IA 50229

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 3883**

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$54,012.00 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 \$54,012.00 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 7-2, 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 Document Number: B 2014 P 629.

STATE OF Pennsylvania
COUNTY OF ALLEGHENY

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 2 day of July, 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

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