



Document 2014 2072

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Recorded: 8/21/2014 at 10:19:30.0 AM

Fee Amount: \$22.00

Revenue Tax: \$0.00

LISA SMITH RECORDER

Madison County, Iowa

INDX  
ANNO  
SCAN  
CHEK

MARGIN ABOVE RESERVED FOR RECORDING INFORMATION

**SPECIAL WARRANTY DEED**

PREPARED, SUBMITTED, AND RETURN TO:

ATTN: CHAD KOSLOWSKY  
SOUTH & ASSOCIATES, P.C.  
6363 COLLEGE BLVD, SUITE 100  
OVERLAND PARK, KS 66211  
(913) 663-7600

DATE OF INSTRUMENT: 8/11/14

ASSIGNOR: CITIMORTGAGE, INC.  
1000 TECHNOLOGY DRIVE, MAIL STATION 314  
O'FALLON, MO 63368-2240

ASSIGNEE: FEDERAL NATIONAL MORTGAGE ASSOCIATION  
P.O. Box 650043  
DALLAS, TX 75265-0043

AFFECTED INSTRUMENT: NONE

LEGAL DESCRIPTION: A tract of land in the North Half (N1/2) of the Northwest Quarter (NW1/4) of Section Thirteen (13), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 2.616 acres, as shown in Plat of Survey filed in Book 2, Page 131, on November 1, 1988, in the Office of the Recorder of Madison County, Iowa, and Parcel "D", a part of the existing Parcel "C" located in the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section Thirteen (13), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 0.477 acres as shown in Plat of Survey filed in Book 2003, Page 2543 on May 2, 2003, in the Office of the Recorder of Madison County, Iowa

No Declaration of Value or Groundwater is required by law to be furnished in regard to this transfer of title because the Deed Consideration is less than \$500.00 428A.2 (21) Iowa Legislature

Tax Statements To:  
Federal National Mortgage Association  
P.O. Box 650043  
Dallas, TX 75265-0043

File No. 159324

MARGIN ABOVE RESERVED FOR RECORDING INFORMATION

PLEASE RETURN VIA EMAIL TO:  
MAIL ORIGINAL TO:  
SOUTH & ASSOCIATES, P.C.  
6363 COLLEGE BLVD, SUITE 100  
OVERLAND PARK, KS 66211  
(913) 663-7600

## SPECIAL WARRANTY DEED

DATE OF INSTRUMENT: August 11, 2014

ASSIGNOR: CitiMortgage, Inc.

ASSIGNEE: Federal National Mortgage Association  
P.O. Box 650043  
Dallas, TX 75265-0043

EFFECTED INSTRUMENT IF APPLICABLE: None

ATTACHMENTS: None

LEGAL DESCRIPTION: MADISON COUNTY, IA (CONTINUED ON NEXT PAGE IF APPLICABLE):

A tract of land in the North Half (N1/2) of the Northwest Quarter (NW1/4) of Section Thirteen (13), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 2.616 acres, as shown in Plat of Survey filed in Book 2, Page 131 on November 1, 1988, in the Office of the Recorder of Madison County, Iowa and Parcel "D", a part of the existing Parcel "C", located in the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section Thirteen (13), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 0.477 acres, as shown in the Plat of Survey filed in Book 2003, Page 2543 on May 2, 2003, in the Office of the Recorder of Madison County, Iowa

File No. 159324



SPECIAL WARRANTY DEED

WITNESSETH: CitiMortgage, Inc., THE ASSIGNOR, (whether one or more) in consideration of the sum of One Dollar and other valuable consideration to it paid by the Federal National Mortgage Association, ASSIGNEE (whether one or more), the receipt of which is acknowledged, does by these presents, Grant, Bargain and Sell, Convey and Confirm unto the ASSIGNEE, its successors and assigns, the lots, tracts or parcels of land, described on the first page of this instrument, commonly known as 2726 St. Charles Road, Saint Charles, IA 50240 (the "Property").

Subject to all prior easements, restrictions, reservations and covenants now of record, if any.

TO HAVE AND TO HOLD the premises with all and singular, the rights, privileges, appurtenances and immunities belonging or in anywise appertaining unto the ASSIGNEE and unto its successors and assigns forever. ASSIGNOR covenanting that the premises are free and clear from any encumbrance done or suffered by it; and that it will warrant and defend the title to the premises unto the ASSIGNEE and unto its successors and assigns forever, against the lawful claims and demands of all persons claiming under it.

IN WITNESS, the ASSIGNOR has caused these presents to be signed by its Vice President-Documnt Control and attested by its Vice President-Documnt Control.

CitiMortgage, Inc.

*Hope A. Sheffield 8/11/14*  
HOPE A. SHEFFIELD  
Vice President-Documnt Control

By *Penny A. Manning 8/11/14*  
PENNY A. MANNING  
Vice President-Documnt Control

CORPORATION ACKNOWLEDGMENT

STATE OF Kentucky )  
COUNTY OF Boone ) ss.

On this 11 day of August, 2014, before me, appeared Penny A. Manning, to me personally known, who being by me duly sworn, did say that he/she is the Vice President-Documnt Control of CitiMortgage, Inc. and that the instrument was signed on behalf of the corporation by authority of its Board of Directors, and he/she acknowledged the instrument to be the free act and deed of the corporation.

IN WITNESS, I have set my hand and affixed my official seal the day and year last above written.

*Amanda Turner*  
Notary Public  
State of Kentucky  
County of Boone  
Date 8-11-14

File No. 159324

