



Document 2014 2208

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Date 9/04/2014 Time 11:11 AM

Rec Amt \$17.00 Aud Amt \$5.00

INDX ✓
ANNO
SCAN
CHEK

DOV# 331

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

\$43,850.00

Commitment Number: 3249003
Seller's Loan Number: 4003124677

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:

**TRAVIS BROCKETT and RIKKI KISSELL
109 East Clanton Street, St Charles, IA 50240**

After Recording Return To:

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

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
870000514060000**

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 \$43,850.00 (Forty Three Thousand Eight Hundred Fifty Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **TRAVIS BROCKETT and RIKKI KISSELL**, hereinafter grantees, whose tax mailing address is **109 East Clanton Street, St Charles, IA 50240**, 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: Lots Seven (7) and Eight (8) in Block Fourteen (14) of HARTMAN & YOUNG'S ADDITION to St. Charles, Madison County, Iowa.

Property Address is: 109 East Clanton Street, St 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: _____

Executed by the undersigned on 6-20, 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: bk 2014 pg 629.

STATE OF Pennsylvania

COUNTY OF ALLEGHENY

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 20 day of June 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