



Document 2014 2716

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Date 10/31/2014 Time 11:54 AM

Rec Amt \$17.00 Aud Amt \$5.00

INDX  
ANNO  
SCAN

DOV# 409

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

Commitment Number: 3254222

Seller's Loan Number: 1706108866

This instrument prepared by:

Kristi L. Kielhorn, Attorney at Law, (Iowa Bar Number AT0009814) 812 E. Independence  
Street, Pella, IA 50219

Address Tax Statement To:

**NATE PAUL IRLMEIER and RENAE BETH IRLMEIER**  
**1297 WARREN AVE CUMMING IA 50061**

✓ After Recording Return To:  
ServiceLink, LLC  
1400 Cherrington Parkway  
Moon Township, PA 15108

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**011011388015000**

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**SPECIAL WARRANTY DEED**

**Exempt: Grantor is governmental entity. Iowa Code 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 \$270,100.00 (Two Hundred Seventy Thousand One Hundred Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **NATE PAUL IRLMEIER** and **RENAE BETH IRLMEIER**, hereinafter grantees, whose tax mailing address is **1297 WARREN AVE CUMMING IA 50061**, the following real property:

**All that certain parcel of land situate in the County of Madison, State of Iowa, being more particularly described as follows: Parcel "C" located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirteen (13), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 4.989 acres, as shown in Plat of Survey filed in Book 2002, Page 6062, on December 13, 2002, in the Office of the Recorder of Madison County, Iowa.**

**Property Address is: 1297 WARREN AVE CUMMING IA 50061**

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.

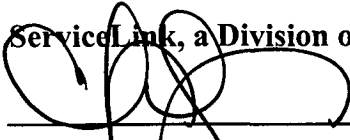
TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Prior instrument reference: **Official Records Book 2014, Page 767**

Executed by the undersigned on 10-16, 2014:

**FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION**

By: ServiceLink, a Division of Chicago Title Insurance Company, its Attorney In Fact

By: 

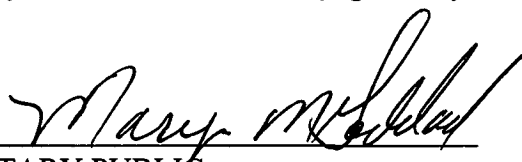
Name: Cherri Springer

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 16 day of Oct, 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.

  
NOTARY PUBLIC  
My Commission Expires 9-4-17

