



Document 2015 644

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Date 3/13/2015 Time 1:16 PM
Rec Amt \$17.00 Aud Amt \$5.00

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ANNO
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DOV# 72

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

Commitment Number: 3314022
Seller's Loan Number: 1699110967

This instrument prepared by:
Kristi L. Kious, Attorney at Law, (Iowa Bar Number AT0009814) 812 E. Independence Street,
Pella, IA 50219, (515) 971-9366

Address Tax Statement To:
KRISTIN BURHANS
823 E JEFFERSON ST., WINTERSET, IA 50273

E After Recording Return To:
Anfinson & Luce, P.L.C.
726 W. 4th Street
Waterloo, IA 50702

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
820000612080000

\$42,900

SPECIAL WARRANTY DEED

Exempt: Sec. 428A.2(6). Government Entity.

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, whose mailing address is **P.O. Box 650043, Dallas, TX 75265-0043**, hereinafter grantor, for \$42,900.00 (Forty Two Thousand Nine Hundred Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **KRISTIN C. BURHANS**, hereinafter grantee, whose tax mailing address is **823 E JEFFERSON ST., WINTERSET, IA 50273**, 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: Lot 8 in Block 12 of LAUGHRIDGE & CASSIDAY'S ADDITION to the Town of Winterset, Madison County, Iowa.
Property Address is: 823 E JEFFERSON ST., WINTERSET, IA 50273

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.

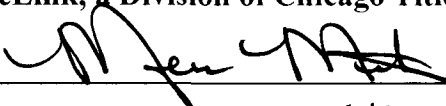
TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee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

Prior instrument reference: **Book 2014, Page 3065**

Executed by the undersigned on 1-16, 2015:

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION

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

By: 

Name: Merran Metz

Title: AUP

STATE OF PA
COUNTY OF Allegheny

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 16 day of January 2015, by Merran Metz 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.

Christina Michelle McCartney
NOTARY PUBLIC
My Commission Expires 4/7/2015

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Christina Michelle McCartney, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 7, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES