



Document 2015 1572

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Date 6/08/2015 Time 1:25:13PM

Rec Amt \$17.00 Aud Amt \$5.00

✓ INDX
ANNO
SCAN
CHEK

DOV# 173

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

P142096

Commitment Number: 3282599

Seller's Loan Number: 1708774870

This instrument prepared by:

Kristi L. Kiou, Attorney at Law, (Iowa Bar Number AT0009814) 812 E. Independence Street,
Pella, IA 50219, (515) 971-9366

Address Tax Statement To:

JESSICA ALLEN and JOHN N HEATH
2726 ST CHARLES ROAD ST SAINT CHARLES IA 50240

After Recording Return To:

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

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
520101344003100

\$197,420

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 \$197,420.00 (One Hundred Ninety Seven Thousand Four Hundred Twenty Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **JESSICA ALLEN** and **JOHN N HEATH**, hereinafter grantees, whose tax mailing address is **2726 ST CHARLES ROAD ST SAINT 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: A TRACT OF LAND IN THE NORTH HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4) 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 (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) 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.

Property Address is: 2726 ST CHARLES ROAD ST SAINT 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: **Official Records Book 2014, Page 2072**

Executed by the undersigned on 5-12, 2015:

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION

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

By: Kimberly A. Arndt

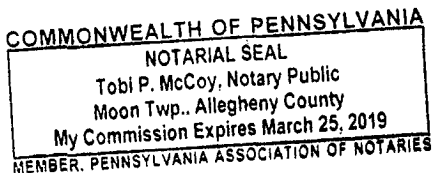
Name: Kimberly A. Arndt

Title: AVP

A Power of Attorney relating to the above described property was recorded on 02/27/2015 at Document Number: 2015-522.

STATE OF PA
COUNTY OF Allegheny

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 12 day of MAY, 2015, by Kimberly A. Arndt, 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.



Tobin P McCoy
NOTARY PUBLIC
My Commission Expires 3/25/19