



Document 2015 1902

Book 2015 Page 1902 Type 03 001 Pages 3
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Rec Amt \$17.00 Aud Amt \$5.00

INDX ✓
ANNO
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CHEK

DOV# 226

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

P142095

Commitment Number: 3282600
Seller's Loan Number: 1705250069

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:
Charles Mollenhauer
309 E BUCHANAN ST WINTERSET IA 50273

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

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
820003104060000

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 \$99,000.00 (Ninety Nine Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **Charles Mollenhauer**, hereinafter grantee, whose tax mailing address is **309 E BUCHANAN 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 Five (5) in Block Four (4) of NORTH ADDITION to the Town of Winterset, Madison County, Iowa.

Property Address is: 309 E BUCHANAN 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.

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: **Official Records Book 2014, Page 1732**

Executed by the undersigned on 6-30, 2015:

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION

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

By: *Lauren Pyzoha*

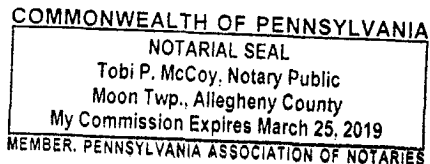
Name: Lauren Pyzoha

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 30 day of JUNE, 2015, by Lauren Pyzoha, 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