



Document 2015 3573

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Rec Amt \$17.00 Aud Amt \$5.00

INDX ✓  
ANNO  
SCAN  
CHEK

DOV# 462

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

Commitment Number: 3359693  
Seller's Loan Number: 1708334607

This instrument prepared by:

Jay A. Rosenberg, Attorney at Law, (Iowa Bar Number AT0012626) 3805 Edwards Road, Suite 550, Cincinnati, OHIO 45209 513-247-9605

Address Tax Statement To:

**BRENT BLACKFORD**  
**105 LILLIANNA ST., PATTERSON, IA 50218**

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

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

**\$106,750**

**951000300010000**

**FMC 18697**

**SPECIAL WARRANTY DEED**

**P151476**

**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 \$106,750.00 (One Hundred Six Thousand Seven Hundred Fifty Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **BRENT BLACKFORD**, hereinafter grantee, whose tax mailing address is **105 LILLIANNA ST., PATTERSON, IA 50218**, 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 One (1) of FOX BEND PLAT 1, an Official Plat, now included in and forming a part of the City of Patterson, Madison County, Iowa.**

**Property Address is: 105 LILLIANNA ST., PATTERSON, IA 50218**

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 2015, Page 1533**

Executed by the undersigned on 11-18, 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: Document 2015-522.

STATE OF PA  
COUNTY OF Allegheny

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 18 day of Nov, 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.

*Tobi P McCoy*  
NOTARY PUBLIC  
My Commission Expires 3/25/19

