



Document 2015 3593

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SCAN  
CHEK

DOV# 466

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

Commitment Number: 3377190  
Seller's Loan Number: 4004938830

This instrument prepared by:  
Jay A. Rosenberg, Attorney at Law, (Iowa Bar Number AT0012626) 3805 Edwards Road, Suite  
550, Cincinnati, OHIO 45209

Address Tax Statement To:  
**WHITNEY STURTZ and MICHELLE STURTZ**  
**1309 NORWOOD CT VAN METER IA 50261**

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

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

\$278,001

121022022013000

LJN/8551

**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 \$278,001.00 (Two Hundred Seventy Eight Thousand One Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **WHITNEY STURTZ and MICHELLE STURTZ**, hereinafter grantees, whose tax mailing address is **1309 NORWOOD CT VAN METER IA 50261**, 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 Three (3) of **PRAIRIE RIDGE ESTATES** located in the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty (20), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, together with the undivided percentage interest in the general common elements as set forth in the Declaration of Association for Prairie Ridge Estates Association filed in Book 2002, Page 2126 of the Madison County Recorder's Office.

**Property Address is: 1309 NORWOOD CT VAN METER IA 50261**

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.

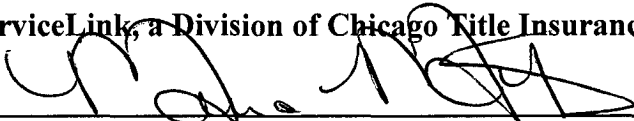
TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees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

Prior instrument reference: **Official Records Book 2015, Page 1070**

Executed by the undersigned on 11/27, 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: AVP

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

STATE OF PENNSYLVANIA  
COUNTY OF ALLEGHENY

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 27<sup>th</sup> day of November, 2015, by MERRAN METZ, 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 N/A 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 April 13, 2019

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
Charles E. Hogue Jr., Notary Public  
Moon Twp., Allegheny County  
My Commission Expires April 13, 2019  
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES