

When Filed Return To:
Cathy M. Acri, Paralegal
Davis, Brown, Koehn, Shors & Roberts, P.C.
215 10th Street, Suite 1300
Des Moines, Iowa 50309
Telephone (515) 288-2500

Preparer Information: David M. Erickson, 215 10th Street, Suite 1300, Des Moines, IA 50309, (515) 288-2500

Individual's Name	Street Address	City	Phone
David M. Erickson ISBA # 001507		WF/ Howard, Helen and Robert	

SPACE ABOVE THIS LINE
FOR RECORDER

Address Tax Statements: Federal National Mortgage Association
14221 Dallas Parkway, Suite 1000, Dallas, TX 75254

WARRANTY DEED
(CORPORATE GRANTOR)

For the consideration of Zero Dollars and other valuable consideration, Wells Fargo Bank, N.A. successor by merger with Wells Fargo Home Mortgage, Inc., a corporation organized and existing under the laws of Iowa does hereby convey to the Federal National Mortgage Association, its successors and assigns the following described real estate in Madison County, Iowa:

Commencing at a point on the West line of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-four (24), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., 16 rods South of the South line of Clanton Street in the Town of St. Charles, Iowa, running thence East parallel with the South line of said Clanton Street, 223 feet, thence South 258 feet, thence East 313 feet, thence South to the South line of said Southwest Quarter (1/4) of the Northwest Quarter (1/4), thence West on the South line of said Southwest Quarter (1/4) of the Northwest Quarter (1/4) to the Southwest corner thereof, thence North on the West line of said Southwest Quarter (1/4) of the Northwest Quarter (1/4) to the place of beginning

The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Conveyance is without consideration as Grantor is the servicer of the loan for Federal National Mortgage Association, therefore no transfer tax, Groundwater Hazard Statement, or Declaration of Value is required pursuant to Section 428A.2(21), Iowa Code.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

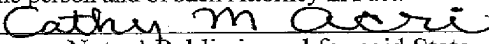
Dated: January 9, 2017

Wells Fargo Bank, N.A. successor by merger with
Wells Fargo Home Mortgage, Inc.

By: 
David M. Erickson, Attorney-in-Fact

STATE OF IOWA, POLK COUNTY, ss:

On this 9th day of January, 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared David M. Erickson, to me known to be the identical person named in and who executed the foregoing record, and acknowledged that the person, as the Attorney in Fact, executed the record as the voluntary act and deed of the person and of such Attorney in Fact.


Notary Public in and for said State
My commission expires on 11-16-19.



#199405