



BK: 2017 PG: 948
Recorded: 3/27/2017 at 1:29:48.0 PM
Fee Amount: \$27.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

SPECIAL WARRANTY DEED
(CORPORATE GRANTOR)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 104
Recorder's Cover Sheet

F-1032773

Preparer Information: (name, address and phone number)

Charles W. Hendricks, 1454 30th Street Unit 202, West Des Moines, IA 50266, Phone: (515) 440-1782

Taxpayer Information: (name and complete address)

James B. Tiernan II and Courtney Tiernan, 2191 Bevington Park Road, Saint Charles, IA 50240

Return Document To: (name and complete address)

James B. Tiernan II and Courtney Tiernan, 2191 Bevington Park Road, Saint Charles, IA 50240

Grantors:

Fannie Mae a/k/a Federal National Mortgage Association

Grantees:

James B. Tiernan II and Courtney Tiernan

Legal Description: See Page 3

Document or instrument number of previously recorded documents:

Charles W. Hendricks

**SPECIAL WARRANTY DEED
(CORPORATE GRANTOR)**

For the consideration of One Dollar (\$1.00) and other valuable consideration, Fannie Mae a/k/a Federal National Mortgage Association, does hereby Convey to James B. Tiernan II and Courtney ~~Fierax~~^{*Tiernan}, husband and wife as joint tenants with full rights of survivorship and not as tenants in common the following described real estate in Madison County, Iowa:

* **Tiernan**
See Attached

**Exempt from Transfer Tax- Iowa Code 428A.2 (6)

Grantors do Hereby Covenant with Grantees and successors in interest to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under them, except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

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

Dated: 3/16/17

Fannie Mae a/k/a Federal National Mortgage Association
Organized and existing under the laws of the United States of America
By: Continental Real Estate Services, as Attorney in Fact

Paula J Scott

By: Paula J Scott
Its: Duly Appointed Representative

STATE OF Missouri, COUNTY OF Saint Louis

This instrument was acknowledged before me on March 16, 2017, by Paula J Scott, as Duly Appointed Representative of Continental Real Estate Services, Attorney in Fact for Fannie Mae a/k/a Federal National Mortgage Association organized and existing under the laws of the United States of America. In Testimony whereof, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first written above.



ELIZABETH K WALKER
My Commission Expires
October 2, 2020
St. Louis County
Commission #12649555

Elizabeth K Walker
Notary Public

LEGAL DESCRIPTION

PARCEL "A":

Beginning at the Southwest corner of Section 36, in T76N, R26W of the Fifth Principal Meridian, Madison County, Iowa, proceed N 85°17' E 536.5 feet along the South line of said Section 36 to a point on the West ROW line of County Road R 35; thence N 23°55-½' E along said West ROW line 32.3 feet; thence N 7°13-½' E 156.6 feet; thence N 38°58-½' East 154.1 feet; thence Northeasterly 679.5 feet along a 3765 foot radius curve concave Northwesterly and tangent to the following course, thence N 13°35' E 70.6 feet to a point on the South line of the North 10 acres of the SW¼ of the SW¼ of said Section 36; thence Westerly 893.6 feet to the Southwest corner of said North 10 acres of the SW¼ of the SW¼ of said Section 36; thence Southerly 979.3 feet to the point of beginning, containing 16.38 acres, more or less.

PARCEL "B":

Beginning at the Northwest corner of Section 1, in T75N, Range 25 W of the Fifth Principal Meridian, Madison County, Iowa, proceed N 85°17' E 535.5 feet along the North line of said Section 1 to a point on the West ROW line of County Road R 35; thence S 23°55-½' W 830.4 feet along said West ROW line; thence Southwesterly 516.1 feet along a 2915 foot radius curve concave Southeasterly and tangent to the preceding course to a point 33 feet East of the West line of said Section 1; thence North parallel to the West line of Section 1 to a point on the North ROW line of a local road; thence Northwesterly along said North ROW line to the West line of said Section 1; thence North to the point of beginning, and containing 6.63 acres, more or less, exclusive of local road right-of-way, except the following: all that part of the Northwest Quarter (N¼) of the Northwest Quarter (N¼) of Section 1-75-26, Madison County, Iowa, lying south of a public highway running in a east-west direction and northwest of a public highway running in a northwesterly-southwesterly direction, containing 1.3 acres, more or less.