

BK: 2017 PG: 1845
Recorded: 6/14/2017 at 3:50:59.0 PM
Fee Amount: \$17.00
Revenue Tax: \$180.00
LISA SMITH RECORDER
Madison County, Iowa

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

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)

Anthony Fath, 401 S Morgan Street, Saint Charles, IA 50240

Return Document To: (name and complete address)

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

Grantors:

Fannie Mae a/k/a Federal National Mortgage Association

Grantees:

Anthony Fath

Legal Description: Commencing at a point on the West line of the Southwest Quarter (SW ¼) of the Northwest Quarter (1/4) of Section Twenty-four (24), in Township Seventy-five (75) North, of 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.

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 Anthony Fath the following described real estate in Madison County, Iowa: Legal Description as described herein on Page One.

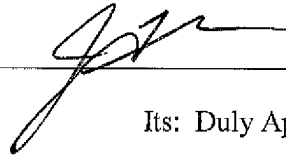
**Exempt from Transfer Tax- Iowa Code 428A.2 (6)

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: 6/7/2017

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



By: Joan Thomas
Its: Duly Appointed Representative

STATE OF MISSOURI, COUNTY OF SAINT LOUIS

This instrument was acknowledged before me on 6/7/17, by Joan Thomas 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