



Document 2017 1906

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Date 6/19/2017 Time 3:43:37PM

Rec Amt \$17.00 Aud Amt \$5.00

INDX ✓

ANNO

SCAN

DOV# 259

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

Commitment Number: 170042134

Seller's Loan Number: 4003733718

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:

**MICHAEL MONTROSS**

**315 N 4th Ave., Winterset, IA 50273**

✓ After Recording Return To:

ServiceLink, LLC

1400 Cherrington Parkway

Moon Township, PA 15108

1  
2

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

**\$40,000**

**820000107030000**

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### **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 \$40,000.00 (Forty Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **MICHAEL MONTROSS**, hereinafter grantee, whose tax mailing address is **315 N 4TH AVE., WINTERSET, IA 50273**, 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: THE SOUTH HALF (1/2) OF LOTS THREE (3) AND FOUR (4) IN BLOCK SEVEN (7) OF THE ORIGINAL TOWN OF WINTERSET, MADISON COUNTY, IOWA.**



**TAX ID: 820000107030000**

**Property Address is: 315 N 4TH AVE., WINTERSET, IA 50273**

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 2016, Page 2965**

Executed by the undersigned on 6-7, 2017:

**FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION**

**By: ServiceLink LLC, its Attorney In Fact**

By: Ymausa Viti

Name: Marissa Viti

Title: Att

STATE OF PA  
COUNTY OF Allegheny

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 7th day of June, 2017,  
by Marissa Viti Att of ServiceLink LLC, 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.

Jacqueline M Meyers  
NOTARY PUBLIC  
My Commission Expires Dec 5 2019

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
Jacqueline M. Meyers, Notary Public  
North Fayette Twp., Allegheny County  
My Commission Expires Dec. 5, 2019  
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES