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Date 1/08/2019 Time 11:44:05AM

Rec Amt \$17.00 Aud Amt \$5.00

INDX

ANNO

SCAN

DOV# 7

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

7184248

Commitment Number: 180380081

Seller's Loan Number: 4004390835

This instrument prepared by:

Jay A. Rosenberg, Attorney at Law, (Iowa Bar Number AT0012626) 3805 Edwards Road, Suite 550, Cincinnati, OHIO 45209 (513) 247-9605

Address Tax Statement To:

JOSHUA BEAMAN and DANIELLE BEAMAN
1817 COTTONWOOD AVENUE, DEXTER, IA 50070

✓ After Recording Return To:

ServiceLink, LLC

1400 Cherrington Parkway

Moon Township, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER

280051722004000

SPECIAL/LIMITED 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 \$62,000.00 (Sixty Two Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **JOSHUA BEAMAN and DANIELLE BEAMAN**, hereinafter grantees, whose tax mailing address is **1817 COTTONWOOD AVENUE, DEXTER, IA 50070**, the following real property:

Parcel "B" - a part of Parcel "A" in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section 17, Township 76 North, Range 29 West of the 5th P.M., Madison County, Iowa described as follows: Beginning at a point that is S 00°12'31" W a distance of 475.42 feet from the Northeast corner of said Section 17; thence S 00°12'31" W a distance of 621.48 feet; thence N 84°12'47" W a distance of 135.34 feet; thence N 56°48'08" W a distance of 95.91 feet; thence N 50°00'04" W a distance of 155.70 feet; thence N 05°12'48" W a distance of 189.75 feet; thence N 30°16'48" W a distance of 310.49 feet; thence S 89°47'29" E a

distance of 510.24 feet; which is the point of beginning, having an area of 5.000 acres including 0.470 acres of county road right of way.

Property Address is: 1817 COTTONWOOD AVENUE, DEXTER, IA 50070

Prior instrument reference: Official Records Book 2018, Page 2902

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.

Executed by the undersigned on January 2, 2019:

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: ServiceLink LLC, its Attorney In Fact

By: [Signature]

Name: Sandra Hickman

Title: ASSISTANT VICE PRESIDENT

* A Power of Attorney relating to the above described property was recorded on 7/10/18 with Book 2018 Page 2178
STATE OF Pennsylvania
COUNTY OF Allegheny

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this January 2nd day of January, 2019, by Sandra Hickman, AVP 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 NA 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.

[Signature]

NOTARY PUBLIC
My Commission Expires

MY COMMISSION EXPIRES
MARCH 13, 2022

Commonwealth of Pennsylvania - Notary Seal
Heather L. Burroughs, Notary Public
Allegheny County
My commission expires March 13, 2022
Commission number 1328277
Member, Pennsylvania Association of Notaries