



Document 2015 76

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Recorded: 1/12/2015 at 10:39:43.0 AM \ INDX
Fee Amount: \$17.00 ANNO
Revenue Tax: \$0.00 SCAN
LISA SMITH RECORDER
Madison County, Iowa CHEK

MARGIN ABOVE RESERVED FOR RECORDING INFORMATION

SPECIAL WARRANTY DEED

PREPARED, SUBMITTED, AND RETURN TO:

ATTN: CHAD KOSLOWSKY
SOUTH & ASSOCIATES, P.C.
6363 COLLEGE BLVD. SUITE 100
OVERLAND PARK, KS 66211
(913)663-7600

DATE OF INSTRUMENT: January 6, 2014

ASSIGNOR: CITIMORTGAGE, INC.
1000 TECHNOLOGY DRIVE, MAIL STATION 314
O'FALLON, MO 63368-2240

ASSIGNEE: FEDERAL HOME LOAN MORTGAGE CORPORATION
5000 PLANO PARKWAY
CARROLLTON, TX 75010

AFFECTED INSTRUMENT: NONE

LEGAL DESCRIPTION: The West 64 feet of Lot Seven (7) in Block Eight (8) of West Addition to Winterset,
Madison County, Iowa

No Declaration of Value or Groundwater is required by law to be furnished in regard to this transfer of title
because the Deed Consideration is less than \$500.00 428A.2 (21) Iowa Legislature

Tax Statements To:
Federal Home Loan Mortgage Corporation
5000 Plano Parkway
Carrollton, TX 75010

SPECIAL WARRANTY DEED

WITNESSETH: CitiMortgage, Inc., THE ASSIGNOR, (whether one or more) in consideration of the sum of One Dollar and other valuable consideration to it paid by the Federal Home Loan Mortgage Corporation, ASSIGNEE (whether one or more), the receipt of which is acknowledged, does by these presents, Grant, Bargain and Sell, Convey and Confirm unto the ASSIGNEE, its successors and assigns, the lots, tracts or parcels of land, described on the first page of this instrument, commonly known as 511 West Washington Street, Winterset, IA 50273 (the "Property").

The West 64 feet of Lot Seven (7) in Block Eight (8) of West Addition to Winterset, Madison County, Iowa

Commonly known as 511 W Washington St, Winterset, Iowa 50273 (the "Property").

Subject to all prior easements, restrictions, reservations and covenants now of record, if any.

TO HAVE AND TO HOLD the premises with all and singular, the rights, privileges, appurtenances and immunities belonging or in anywise appertaining unto the ASSIGNEE and unto its successors and assigns forever. ASSIGNOR covenanting that the premises are free and clear from any encumbrance done or suffered by it; and that it will warrant and defend the title to the premises unto the ASSIGNEE and unto its successors and assigns forever, against the lawful claims and demands of all persons claiming under it.

IN WITNESS, the GRANTOR has caused these presents to be signed by its Vice President - Document Control and attested by its Vice President - Document Control.

CitiMortgage, Inc., successor by merger to ABN AMRO Mortgage Group, Inc.

Kellie Williams 1-6-15
Kellie Williams
Vice President - Document Control

By Deborah Lawson 01-06-2015
Deborah Lawson
Vice President - Document Control

CORPORATION ACKNOWLEDGMENT

STATE OF Kentucky }
COUNTY OF Boone } ss.

On this 16th day of Jan, 2015, before me, appeared Deborah Lawson, and Kellie Williams to me personally known, who being by me duly sworn, did say that they are Vice President - Document Control and the Vice President - Document Control of CitiMortgage, Inc., successor by merger to ABN AMRO Mortgage Group, Inc., and that the instrument was signed on behalf of the corporation by authority of its Board of Directors, and they acknowledged the instrument to be the free act and deed of the corporation.

IN WITNESS, I have set my hand and affixed my official seal the day and year last above written.

MARY DORSEY
Notary Public, ID No. 472481
State at Large, Kentucky
My Commission Expires August 9, 2016

Mary Dorsey
Notary Public
State of Kentucky
County of Boone
Date 1-6-15