

Recorded: 9/29/2023 at 2:46:20.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 2454

Commitment Number: _____
Seller's Loan Number: 4013373463

This Instrument Prepared By:
THOMAS ALLGOOD, ESQ.
o/b/o BC LAW FIRM, P.A.
200 CONTINENTAL DRIVE 401
NEWARK, DE 19713

Send Tax Notices to: 115 S MAIN STREET, DUNDEE, IA, 52038

**Recording Requested By/Return to: PRIORITY TITLE & ESCROW, 641 LYNNHAVEN PKWY, STE 200,
VIRGINIA BEACH, VA 23452**

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
510-00-02-026-00**

SPECIAL/LIMITED WARRANTY DEED

THIS DEED executed this 27 day of September 2023, **FEDERAL NATIONAL MORTGAGE ASSOCIATION AKA FANNIE MAE**, whose mailing address is **P.O. BOX 650043, DALLAS, TX 75265-0043**, hereinafter grantor, for **One Hundred Twenty-Seven Thousand and 00/100 Dollars (\$127,000.00)**, in consideration paid, grants, sells and conveys with covenants of limited warranty to **NOAH LINDAUER, A SINGLE PERSON**, hereinafter grantee, whose tax mailing address is **115 S MAIN STREET, DUNDEE, IA 52038**, the following real property:

Lot Five (5), Block One (1), Seward's Addition to Dundee, Iowa, according to Plat recorded in Book 1 Plats, Page 109.

****Exempt from Transfer Tax- Iowa Code 428A.2 (6)
Property Address is: 115 S MAIN STREET, DUNDEE, IA 52038
This instrument was prepared without the benefit of a title examination.**

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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.

Grantor, for their heirs, executors, and administrators, will warrant and forever defend the right and title to the above-described property, unto the said Grantee(s), their heirs, and assigns, against the claims of all persons owning, holding, or claiming by, through or under the said Grantor.

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.

The property hereinabove described was acquired by the Grantor by Warranty Deed and recorded in Book 2022, at Page 1491, DELAWARE County, State of Iowa.

Executed by the undersigned on September 27, 2023.

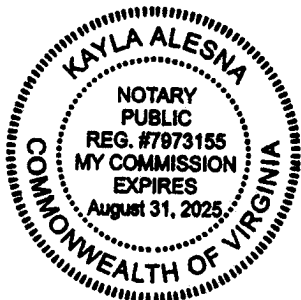
FEDERAL NATIONAL MORTGAGE ASSOCIATION AKA FANNIE MAE BY PRIORITY TITLE & ESCROW, LLC, ATTORNEY IN FACT

By: Jodiana Fattorini
Name: Jodiana Fattorini
Title: Agent

STATE of VIRGINIA
COUNTY of Virginia Beach City

Before me, ~~Jodiana Fattorini~~ Kayla Alesna, the undersigned officer, on this, the 27 day of September, 2023, personally appeared Jodiana Fattorini,
 known to me or, through production of _____ as identification, who identified her/himself to be the Agent of **PRIORITY TITLE & ESCROW, LLC, ATTORNEY IN FACT FOR FEDERAL NATIONAL MORTGAGE ASSOCIATION AKA FANNIE MAE**, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

(seal)



Kayla Alesna
Notary Public
Printed Name: Kayla Alesna
Notary Public, State of Virginia
Commission No.: _____
My Commission Expires 8/31/2025