

Recorded: 1/31/2024 at 3:05:19.0 PM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 239

Prepared by Return to: Matthew E. Laughlin, 215 10th Street, Suite 1300, Des Moines, IA 50309, (515) 288-2500
Individual's Name Street Address City Phone

SPACE ABOVE THIS LINE
FOR RECORDER

Address Tax Statements: Federal National Mortgage Association, PO Box 650043, Dallas, TX 75265

WARRANTY DEED
(CORPORATE GRANTOR)

For the consideration of Zero Dollars and other valuable consideration, COMMUNITY SAVINGS BANK, does hereby convey to the Federal National Mortgage Association, its successors and assigns the following described real estate in Delaware County, Iowa:

The East Fifty (50.0) feet of the West One Hundred Three (103.0) feet of the North Sixty (60.0) feet of Lot Sixteen (16) of Burrington's Addition to Manchester, Iowa, according to Plat Recorded in Book I L.D., Page 245

The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Consideration is less than \$500.00 as Grantor is the servicer of the loan for Federal National Mortgage Association, therefore no transfer tax, Groundwater Hazard Statement, or Declaration of Value is required pursuant to Section 428A.2(21), Iowa Code.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: 1-31-2024



COMMUNITY SAVINGS BANK

By: Jennifer Ann Monk
Print Name: Jennifer Ann Monk
Title: VP, Senior Mortgage Officer

STATE OF Iowa, Delaware COUNTY, ss:

This record was acknowledged before me on January 31, 2024, by
Jennifer A. Monk as V.P. Senior Mortgage Officer of COMMUNITY SAVINGS BANK.

[Signature]
Notary Public in and for said State and County

My Commission Expires 12.27.2024

