

Recorded: 7/2/2025 at 8:14:58.0 AM
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: 2025 PG: 1730

Commitment Number: _____
Seller's Loan Number: _____

This Instrument Prepared By:
THOMAS ALLGOOD IA Bar No. AT0015485
o/b/o BC LAW FIRM, P.A.
1521 CONCORD PIKE SUITE 301
WILMINGTON, DE 19803
757-431-1001

Send Tax Notices to: Emma Christine Richter: 105 GAY STREET, MANCHESTER, IA, 52057

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

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
630294107100

SPECIAL/LIMITED WARRANTY DEED

THIS DEED executed this 24 day of June, 2025, **FEDERAL NATIONAL MORTGAGE ASSOCIATION AKA FANNIE MAE**, whose mailing address is **PO BOX 650043, DALLAS, TX 75265-0043**, hereinafter grantor, for **Ninety-Eight Thousand and 00/100 Dollars (\$98,000.00)**, in consideration paid, grants, sells and conveys with covenants of limited warranty to **EMMA CHRISTINE RICHTER, SINGLE**, hereinafter grantee, whose tax mailing address is **105 GAY STREET, MANCHESTER, IA 52057**, the following real property:

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

Property Address is: **105 GAY STREET, MANCHESTER, IA 52057**
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.
This transaction is exempt from revenue stamps as described in Iowa Code section 428A.2(6).

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.

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.

The property hereinabove described was acquired by the Grantor by **WARRANTY DEED** and recorded in Book 2024, at Page 239, DELAWARE County, State of Iowa.

Executed by the undersigned on June 24, 2025.

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

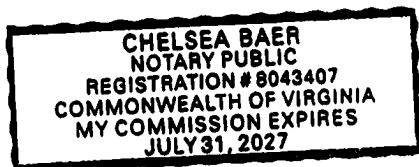
By: [Signature]
Name: Joliana Fattorini
Title: Agent

STATE of VA
COUNTY of Virginia Beach
CITY

Before me, Chelsea Baer, the undersigned officer, on this, the 24 day of June, 2025, personally appeared Joliana Fattorini.

☒ known to me or, ☐ through production of _____ as identification, who identified her/himself to be the Agent of **PRIORITY TITLE AND 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)



Chelsea Baer
Notary Public
Printed Name: Chelsea Baer
Notary Public, State of VA
Commission No.: 8043407
My Commission Expires 7/31/27