

BK: 2023 PG: 172
Recorded: 1/31/2023 at 8:17:35.0 AM
Pages 4
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

SPECIAL/LIMITED WARRANTY DEED

P2300014

Preparer Information: (Name, address and telephone number)

THOMAS ALLGOOD, ESQ. o/b/o BC LAW FIRM, P.A.
200 CONTINENTAL DRIVE
200 CONTINENTAL DRIVE 401
NEWARK, DE 19713
(302) 234-8600

Taxpayer Information: (Name and Complete Address)

Belmir Busnov
2089 105th Street
Earlham, IA 50072

Return Document To: (Name and complete address)

Priority Title & Escrow, LLC
641 Lynnhaven Parkway, Suite 200
Virginia Beach, VA 23452
(757) 431-1001

Grantors:

Federal National Mortgage Association A/K/A Fannie Mae

Grantees:

BELMIR BUSNOV, MIRELA BUSNOV, BELMA BUSNOV, AND AMIR BUSNOV

Legal Description: See page 2

Document or instrument number of previously recorded documents:

Commitment Number: _____
Seller's Loan Number: _____

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: 2089 105TH ST, EARLHAM, IA, 50072

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

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER

190030282021000

SPECIAL/LIMITED WARRANTY DEED

THIS DEED, Executed this 26th day of January, 2013 **FEDERAL NATIONAL MORTGAGE ASSOCIATION AKA FANNIE MAE**, whose mailing address is **P.O. BOX 650043, DALLAS, TX 75265-0043**, hereinafter grantor, for **\$570,200.00** in consideration paid, grants, sells and conveys with covenants of limited warranty to **BELMIR BUSNOV AND MIRELA BUSNOV, A MARRIED COUPLE, BELMA BUSNOV, A SINGLE PERSON AND AMIR BUSNOV A SINGLE PERSON**, hereinafter grantee, whose tax mailing address is **2089 105TH STREET, EARLHAM, IA 50072**, the following real property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property Address is: **2089 105TH ST, EARLHAM, IA 50072**

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 prior to the date the seller acquired title.

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 instrument was prepared without the benefit of a title examination.

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.

Exemption: Iowa Code 428A.2(6).

The property hereinabove described was acquired by the Grantor by **Sheriff's Deed** and recorded in Book 2022, at Page 514, **MADISON** County, State of **Iowa**.

Executed by the undersigned on January 26, 2023.

FEDERAL NATIONAL MORTGAGE ASSOCIATION AKA FANNIE MAE, by Priority Title & Escrow, LLC, attorney in fact

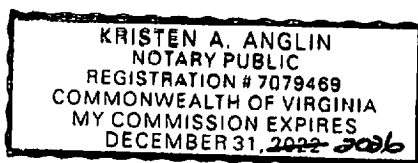
By: Jodiana Fattorini
Name: Jodiana FATTORINI
Title: Agent

STATE of VIRGINIA

COUNTY of VIRGINIA BEACH CITY

Before me, Kristen A Anglin, the undersigned officer, on this, the 26th day of January, 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)



KA

Notary Public: Kristen A Anglin
Printed Name: Kristen A. Anglin
Notary Public, State of Virginia
Commission No.: 7079469
My Commission Expires 12/31/2026

Exhibit "A"
Legal Description

Parcel "F" of the South Half (S ½) of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of Section 2, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed November 21, 2018, in Book 2018 Page 3798.