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DOV# 317

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

PREPARED BY: FANNIE MAE, INTERNATIONAL PLAZA II, 14221 DALLAS PARKWAY,
REO NO. C1209GW SUITE 1000, DALLAS, TEXAS 75254 Brandon Carter 1/972-773-7408

✓ RETURN TO: Real Estate Resource Group 6660 NE 27th Ave, Altoona, IA 50009 515-967-5103

Address Tax Statement: Joshua Melvin and Angel Melvin 3307 HWY 92 PROLE, IA 50229

\$135,500

Space Above This Line
For Recorder

SPECIAL WARRANTY DEED

7689Wf

This Deed is from **Federal National Mortgage Association**, a corporation organized and existing under the laws of the United States, having its principal office in the City of Washington, D.C. ("Grantor") **Joshua Melvin and Angel Melvin**, husband and wife as joint tenants with full rights of survivorship and not as tenants in common. ("Grantee"), and to Grantee's heirs and assigns.

For value received, Grantor hereby grants, remises, aliens and conveys unto Grantee, and to Grantee's heirs and assigns forever, but without recourse, representation or warranty, except as expressed herein, all of Grantor's right, title and interest in and to that certain tract or parcel of land situated in the County of **Madison** State of Iowa, described as follows (the "Premises"):

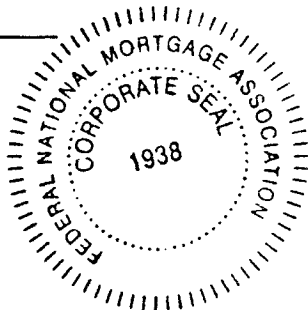
3307 HWY 92 PROLE, IA 50229

See attached 2nd page for Legal Description.

And Grantor, for itself and its successors does covenant, promise and agree, to and with Grantee, Grantee's heirs and assigns, that Grantor has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will warrant and forever defend title to the Premises, against all persons lawfully claiming or who may claim the same, by, through or under Grantor but not otherwise.

Grantor is exempt from all taxation imposed by any state, county, municipality, or local taxing authority, except for real property taxes. Thus, Grantor is exempt from any and all transfer taxes.
See, 12 U.S.C. 1723a (c) (2).

Date: 9/20/12



FEDERAL NATIONAL MORTGAGE
ASSOCIATION

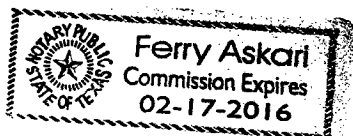
By: Evelyn Wainhaka
Assistant Vice President

Attest: Christopher Irby
Assistant Vice President

CHRISTOPHER IRBY

STATE OF TEXAS)
COUNTY OF DALLAS) SS

The foregoing instrument was acknowledged before me, a notary public commissioned in Dallas County, Texas this 20th day of Sept 2012 by Evelyn Wainhaka Assistant Vice President, CHRISTOPHER IRBY Assistant Vice President, of Federal National Mortgage Association, a United States Corporation, on behalf of the corporation.



Notary Public

2nd page Legal Description:

A tract of land located in the West Half (1/2) of the Southwest Quarter (1/4) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, described as follows, to-wit: Commencing at the Southwest corner of said Section Twenty-five (25), thence North 0 degrees 59' 13" East 973.04 feet to the point of beginning (said point being on the North line of Iowa Highway #92), thence continuing North 0 degrees 59'13" East 432.08 feet, thence North 57 degrees 52'21" East 289.50 feet, thence South 38 degrees 07'39" East 310.40 feet to the North line of Iowa Highway #92, thence South 51 degrees 52'21" West 551.14 feet to the point of beginning, containing 3.17 acres more or less.

