



Document 2012 3226

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Date 10/26/2012 Time 1:10 PM

Rec Amt \$7.00 Aud Amt \$10.00

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DOV# 348

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

PREPARED BY:

FANNIE MAE, INTERNATIONAL PLAZA II, 14221 DALLAS PARKWAY,

REO NO. C120NDJ

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: Bruce Holtry Jr and Shani Holtry 2987 ST CHARLES ROAD SAINT CHARLES, IA 50240

Space Above This Line
For Recorder

SPECIAL WARRANTY DEED

1200 LIN

\$190,000

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") **Bruce Holtry Jr and Shani Holtry**, 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"):

2987 ST CHARLES ROAD SAINT CHARLES, IA 50240

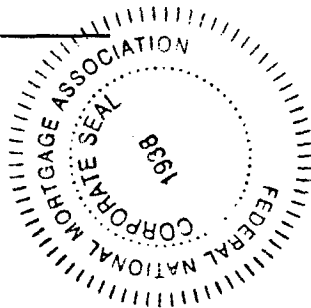
A parcel of land beginning at a point 585.0 Feet East of the Southwest Corner of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Seventeen (17), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; thence North 1040 Feet; thence East 455.0 Feet; thence South 2049.14 Feet to the North R.O.W. line of County Road G-50; thence Northwesterly along said R.O.W. 749.98 Feet; thence North 379.7 Feet to the point of beginning, containing 18.1 acres more or less.



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: 10/23/12



FEDERAL NATIONAL MORTGAGE ASSOCIATION

By:

Attest:

Assistant Vice President

Raquel Black

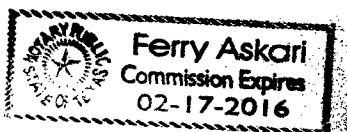
Assistant Vice President

STATE OF TEXAS)

) SS

COUNTY OF DALLAS)

The foregoing instrument was acknowledged before me, a notary public commissioned in Dallas County, Texas this 23 day of Oct 2012 by Evelyn Waitaka Assistant Vice President, Raquel Black Assistant Vice President, of Federal National Mortgage Association, a United States Corporation, on behalf of the corporation.



Notary Public