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DOV# 214

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

SPECIAL WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 105

Recorder's Cover Sheet

\$164,000.00

Preparer Information:

Charles P. Augustine, BL000015141, Klatt Law Firm, P.C., 531 Commercial St., Ste 250, Waterloo, IA 50701, Phone: (319) 232-3304

Taxpayer Information:

Dustin Molln and Tiffany Molln, 1896 Highway 169 Winterset, IA 50273

✓ Return Document To:

Dustin Molln and Tiffany Molln, 1896 Highway 169 Winterset, IA 50273

Grantors:

Federal Home Loan Mortgage Corporation

Grantees:

Dustin Molln and Tiffany Molln

Legal Description: See Page 2

TSC#131686

SPECIAL WARRANTY DEED

For the consideration of One and no/100----- Dollar(s) and other valuable consideration, Federal Home Loan Mortgage Corporation does hereby Convey to Dustin Molln and Tiffany Molln, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, following described real estate in Madison County, Iowa:

Commencing at a point 545.8 feet South of the Northwest corner of Section Nineteen (19), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the P.M., Madison County, Iowa, thence continuing South 526.5 feet, thence North 89°50' East 480 feet, thence North 30°10' West 326.6 feet, thence North 14°48' East 238.8 feet, thence North 88°12' West 377.0 feet to the point of beginning, containing 4.4745 acres including 0.5222 acres of U.S. Highway No. 169 Right-off-Way.

Subject to easements, restrictions, covenants, ordinances and limited access provisions of record.

Grantor is a corporate instrumentality of the United States and is exempt from real estate transfer tax under federal law and under section 428A.2(6) of the Code of Iowa.

Grantor does Hereby Covenant with Grantees and successors in interest to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under it, except as may be above stated, and none other.

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

Dated: 7-24-13

By: [Signature]
Charlotte Elliott as VP
of National Default REO Services, a Delaware
Limited Liability Company dba First American
Asset Closing Services ("FAACS"), attorney in
fact and/or Agent for Federal Home Loan
Mortgage Corporation

STATE OF Texas, COUNTY OF Dallas, ss:
This instrument was acknowledged before me on this 24 day of July, 2013, by
Charlotte Elliott as VP of National Default REO Services, a Delaware
Limited Liability Company dba First American Asset Closing Services ("FAACS"), attorney in fact and/or
Agent for Federal Home Loan Mortgage Corporation.

[Signature] Caroline Spinelli

, Notary Public

