

BK: 2018 PG: 299
Recorded: 1/26/2018 at 8:08:48.0 AM
Fee Amount: \$12.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

Above this line is for recorder use only

Preparer Information Matthew E. Laughlin, 215 10th Street, Suite 1300, Des Moines, IA 50309, (515) 288-2500
Individual's Name Street Address City Phone

SPACE ABOVE THIS LINE
FOR RECORDER

When Filed Return To: Stephanie Watrous, Paralegal, 215 10th Street, Suite 1300, Des Moines, IA 50309; Telephone (515) 288-2500

Address Tax Statements: Federal National Mortgage Association, PO Box 650043, Dallas, TX 75265

WARRANTY DEED
(CORPORATE GRANTOR)

For the consideration of Zero Dollars and other valuable consideration, Ditech Financial LLC fka Green Tree Servicing LLC, does hereby convey to the Federal National Mortgage Association, its successors and assigns the following described real estate in Madison County, Iowa:

Lots Thirteen (13) and Fifteen (15) of Berglund Rural Estates Sub-District in the Northwest Quarter (1/4) of Section Thirty-two (32), in Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Consideration is less than \$500.00 as Grantor is the servicer of the loan for Federal National Mortgage Association, therefore no transfer tax. Groundwater Hazard Statement, or Declaration of Value is required pursuant to Section 428A.2(21), Iowa Code.

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

Dated: January 11, 2018

Ditech Financial LLC fka Green Tree Servicing LLC

By: [Signature] 1-11-18
Krista Leonard Document Execution Representative

By: [Signature] 1-11-18
Rebecca Anderson Document Execution Representative

STATE OF SOUTH DAKOTA, PENNINGTON COUNTY, ss:

On this 11, January, 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared Krista Leonard AND Rebecca Anderson to me personally known, who being by me duly sworn, did say that they are the Document Execution Representative's, respectively, of said corporation that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and that the said Document Execution Representative's, acknowledged the execution of said record to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

[Signature]
Notary Public
My commission expires 4/14/2021

Michael Schmidt FNMA Deed / 2313 152nd Street, Winterset, IA 50273

