



Document 2018 703

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Rec Amt \$17.00 Aud Amt \$5.00

INDX

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DOV# 90

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

Commitment Number: 170321212

Seller's Loan Number: 1686311511

This instrument prepared by:

Jay A. Rosenberg, Attorney at Law, (Iowa Bar Number AT0012626) 3805 Edwards Road, Suite 550, Cincinnati, OHIO 45209 **513-247-9605**

Address Tax Statement To:

JAMES GARMAN

2600 71ST ST, URBANDALE, IA 50322

After Recording Return To:

✓ ServiceLink, LLC

1400 Cherrington Parkway

Moon Township, PA 15108

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
820004500141000**

SPECIAL/LIMITED WARRANTY DEED

p174351

Exempt: Sec. 428A.2(6). Government Entity.

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, whose mailing address is **P.O. Box 650043, Dallas, TX 75265-0043**, hereinafter grantor, for \$91,000.00 (Ninety One Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **JAMES GARMAN**, hereinafter grantee, whose tax mailing address is **2600 71ST ST, URBANDALE, IA 50322**, the following real property:

A tract of land commencing 503 feet east of the Southwest corner of the South Half (1/2) of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty-six (36) in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence North 18°53' East, 84.35 feet, thence West 142.4 feet, thence South 0°27' East, 80 feet to the South line of said 5-acre tract, thence East 115 feet to the point of beginning, AND a parcel of land being a portion of the following described tract of land commencing at a point 388 feet East and 80 feet North of the Southwest Corner of the South Half (1/2) of the Southwest Quarter (1/4) of the

Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., thence North 160 feet, thence East 213 feet, thence Southeast to a point 142.4 feet East of the point of beginning, thence West 142.4 feet to the point of beginning, more precisely described as: Commencing at the Southwest Corner of the Northeast Quarter of the Northeast Quarter of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa, thence North 90°00'00" East 388.00 feet along the South line of said Northeast Quarter (1/4) of the Northeast Quarter (1/4) and North line of Lane Street to the East line of 3rd Avenue, thence North 0°21'29" East 80.00 feet along the East line of said 3rd Avenue to Point of Beginning, thence continuing North 0°21'29" East 52.00 feet, thence North 90°00'00" East 142.40 feet, thence South 0°21'29" West 52.00 feet, thence North 90°00'00" West 142.40 feet to the point of beginning, containing 0.1700 Acres AND Parcel "F", located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa, containing 0.011 acres, as shown in Plat of Survey filed in Book 2, Page 359 on June 26,1998, in the Office of the Recorder of Madison County, Iowa.

**Being the same property transferred in the Sheriff's Deed recorded in Madison County, Iowa on 08/11/2017 as Official Records Book 2017, Page 2483.
Property Address is: 223 W LANE ST, WINTERSET, IA 50273**

Prior instrument reference: Official Records Book 2017, Page 2483

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.

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.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$109,200.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THE RECORDING OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$109,200.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THE RECORDING OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEE.

THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

Executed by the undersigned on January 19, 2018:

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: ServiceLink LLC, its Attorney In Fact

By: *Sandra Hickman*

Name: Sandra Hickman

Title: ASSISTANT VICE PRESIDENT

STATE OF Pennsylvania
COUNTY OF Allegheny

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 19 day of January, 2018, by Sandra Hickman IAA of ServiceLink LLC, as the Attorney in Fact for FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, and is appearing on behalf of said corporation, with full authority to act for said corporation in this transaction, who is known to me or has shown WIA as identification, who after being by me first duly sworn, deposes and says that he/she has the full binding legal authority to sign this deed on behalf of the aforementioned corporation and acknowledge said authority is contained in an instrument duly executed, acknowledged; and recorded as set forth above, and that this instrument was voluntarily executed under and by virtue of the authority given by said instrument granting him/her power of attorney.

Tamara L. Clawson
NOTARY PUBLIC

My Commission Expires **MY COMMISSION EXPIRES**
MAY 23, 2020

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
TAMARA L. CLAWSON, Notary Public
North Sewickley Township, Beaver County
My Commission Expires May 23, 2020