

Special Warranty Deed Page 1 of 3
Russell Shirts Washington County Recorder
04/12/2010 02:57:18 PM Fee \$14.00 By
SOUTHERN UTAH TITLE

REO/UTAH
REO CASE # D090Z3F
FILE # 46709

Mail Deed and Tax Notice to:
JAMIE L. FABIAN
2494 South 725 West
Hurricane, UT 84737

Space Above This Line for Recorder's Use



SPECIAL WARRANTY DEED

Grantor Name/Address: Federal National Mortgage Association/14221 Dallas Parkway, Suite 1000, Dallas TX 75254
Grantee Name/Address: JAMIE L. FABIAN / 2494 South 725 West, Hurricane, Utah 84737

THIS DEED made this 1st day of April, 2010, between **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, a corporation, organized and existing under the laws of the United States, by its duly authorized Vice-President, hereinafter called "Grantor", and **JAMIE L. FABIAN, an unmarried woman**, hereinafter called "Grantee(s)"

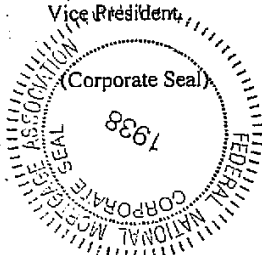
WITNESSETH, that the said Grantor, for and in consideration of the sum of Two Hudnred Fifteen Thousand Dollars (\$215,000.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell, convey and confirm unto the said Grantee(s), and his or their heirs, executors, administrators, and assigns forever, all of the following described property in the County of Washington and State of Utah, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES
COMMONLY KNOWN AS: 123 West 520 South, Ivins, UT 84738

TOGETHER WITH all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining; and all the estate, right, title, interest, claim, and demand whatsoever of the said Grantor in and to the said property with the hereditaments and appurtenants.

TO HAVE AND TO HOLD the above described property, together with all and singular, the tenements, hereditaments, rights and appurtenances thereto in anywise belonging unto the said Grantee(s) and their heirs and assigns, against every person whosoever lawfully claiming, under or through the Grantor, but not otherwise.

IN WITNESS THEREOF, the said Grantor has caused their presents to be signed by its undersigned and duly authorized Vice President



ATTEST

FEDERAL NATIONAL MORTGAGE ASSOCIATION

by: Christopher Irby
Assistant Vice President

by: Paula Kelley
Name: Paula Kelley
Its: Assistant Vice President

See Additional Page for the Notary Acknowledgment

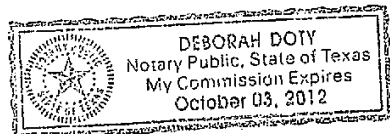
Attached to and made a part of that certain Special Warranty Deed executed by FEDERAL NATIONAL MORTGAGE ASSOCIATION, grantor, in favor of JAMIE L. FABIAN, an unmarried woman, grantee.

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State of Texas)
County of Dallas)

BEFORE ME, a Notary Public, on this day personally appeared and CHRISTOPHER IRBY, duly commissioned, qualified, and acting within and for said county and state, appeared in person the within named and ~~Paula~~ Paula Kelley stated that they were Qualified Signers of Federal National Mortgage Association a corporation, and were duly authorized in their capacities to executed the foregoing instrument for acknowledged that they had so signed, executed and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE the 1st day of April, 2010.



My Commission Expires:


NOTARY PUBLIC

Residing at:

**EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF FOR
LEGAL DESCRIPTION.**

Attached to and made a part of that certain Special Warranty Deed executed by FEDERAL NATIONAL
MORTGAGE ASSOCIATION, grantor, in favor of JAMIE L. FABIAN, grantee.

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**All of Lot Fifty-Seven (57), SHADOW CANYONS PHASE #2 OF IVINS, according to the
Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.**

Tax Serial No: I-SCI-2-57
