Entered for taxation 4th day
of January A.D. 2011
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S-253

Book 2011 Page 118

Document 2011 118 Type 03 001 Pages 2
Date 1/07/2011 Time 2:10:35PM
Rec Amt $14.00 Aud Amt $5.00
DOV# 10

DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

(This space is for recording only)

THIS INSTRUMENT PREPARED UNDER THE SUPERVISION OF:
P. DeSantis, Esquire
By: Law's Specialty Group, Inc.
235 W. Brandon Blvd, #191
Brandon, FL 33511
(866) 755-6300

Return & Mail Tax Statements to:
Patricia A. Coleman
Andrew P. Coleman
26240 221st Ave.
Delhi IA 52223

APN #: _____

After Recording Return To:

SPECIAL WARRANTY DEED

Pursuant to provisions of 38 U.S.C. 3720 (a)(6)
THE SECRETARY OF VETERANS AFFAIRS does not seek to exercise exclusive jurisdiction over the within described property
(the property being conveyed herein was foreclosure property)

FOR THE CONSIDERATION of FORTY TWO THOUSAND AND 00/100 DOLLARS ($42,000.00), receipt of which is acknowledged by THE SECRETARY OF VETERANS AFFAIRS, an Officer of the United States of America, with a business address of Department of Veterans Affairs, Washington, DC 20420, **Grantor**, does hereby grant, remise, alien, and convey unto, PATRICIA A. COLEMAN and ANDREW P. COLEMAN, wife and husband as joint tenants with the rights of survivorship, residing at _____ _____, **Grantees**; without recourse , representation or warranty except as expressed herein, all its right, title, and interest in the following tract of real estate in Delaware County, Iowa to wit:

THE EAST ONE-HALF (E 1/2) OF THE NORTH ONE-HALF (N ½) LOT THIRTEEN (13) HENRY ACRES' ADDITION TO MANCHESTER, IA, ACCORDING TO PLAT RECORDED IN BOOK 1 PLATS, PAGE 1.

BEING THE SAME PROPERTY CONVEYED TO THE SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA, BY DEED RECORDED 9/22/10 **IN BOOK** 2010 **PAGE** 2847 **/ INSTRUMENT NUMBER** 2010-2847 **IN THE OFFICIAL RECORDS OF DELAWARE COUNTY, IOWA.**

Property Address: 1130 North 2nd Street, Manchester, Iowa 52057

This deed warrants title only against claims held by, through, or under the grantor, or against encumbrances made or suffered by the grantor, and it cannot be held to warrant title generally against all persons.

GRANTOR does hereby covenant with GRANTEE, and successors in interest, that Grantor 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; Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal this 5th day of January, 2011.

THE SECRETARY OF VETERANS AFFAIRS,
An officer of the United States of America,

By: Shelia Ewing

Shelia Ewing, Assistant Secretary
Printed Name **Title**

The Secretary's Duly Authorized Property Management Contractor, Countywide Home Loans Servicing, L.P., nka BAC Home Loans Servicing, L.P., pursuant to a delegation of authority found at 38 C.F.R. §36.4345(f)

NOTARY PUBLIC STATE OF TEXAS
PENNIE CLAYTON
My Commission Expires
February 29, 2012

STATE OF TEXAS } **COUNTY OF** COLLIN }

ACKNOWLEDGED AND EXECUTED BEFORE ME, on the 5th day of January, 2011, the undersigned authority, personally appeared Shelia Ewing, who is the Secretary's Duly Authorized Property Management Contractor, Countywide Home Loans Servicing, L.P., nka BAC Home Loans Servicing, L.P., pursuant to a delegation of authority found at 38 C.F.R. §36.4345(f) acting on behalf of The Secretary Of Veterans Affairs, with full authority to act in this transaction, who is known to me or has shown Shelia Ewing as identification, who after being by me first duly sworn, deposes and says that he/she executed the same as their free act and deed on behalf of said Secretary.

Notary Public
My Commission Expires: 2/29/12

This instrument was prepared without benefit of a title search or examination, and title is neither warranted nor guaranteed by preparer. No title search was performed on the subject property by this preparer. **The preparer expresses no opinion as to the title the Grantee(s) will receive.** The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein. No legal advice was given to any party herein. Information contained in this instrument was provided to preparer by an agent for said Grantor and/or Grantee. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. No boundary survey was made at the time of this conveyance. **PREPARER IS NOT RESPONSIBLE FOR CLOSING, the execution of this document, the validity of any power of attorney, if one is being used, or other authority, the collection of taxes nor the recording of this instrument. Preparer not responsible for typed or hand written additions made to this instrument after its preparation. The conveyance amount was either provided or not made available to preparer and was added after the preparation of this instrument by agent for Grantor.**