

BK: 2021 PG: 3947
Recorded: 9/21/2021 at 8:03:49.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

Preparer Information: Ethan J. Huizenga, The Huizenga Law Firm, P.C., 209 First Street NE, P.O. Box 123, Orange City, IA 51041, (712) 737-3885 as preparer for Betters Law Firm PLLC

RETURN TO: Betters Law Firm PLLC, 800 Town & Country Blvd, Suite 500, Houston, TX 77024
Address Tax Statements: 10500 Kincaid Drive, Suite 300, Fishers, IN 46037

QUIT CLAIM DEED

For One and 00/100 Dollar (\$1.00), and other good and valuable consideration, The Secretary of Veterans Affairs, an officer of the United States of America, whose address is Department of Veterans Affairs, Loan Guaranty Service, 3401 West End Avenue, Suite 760W, Nashville, TN 37203 ("Grantor") does hereby convey and quitclaim to Freedom Mortgage Corporation, whose address is 10500 Kincaid Drive, Suite 300, Fishers, IN 46037 ("Grantee"), all our right, title, interest, estate, claim, and demand in the following described real estate in Madison County, Iowa:

PARCEL "B", LOCATED IN THE SOUTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION TWENTY-NINE (29), TOWNSHIP SEVENTY-SEVEN (77) NORTH, RANGE TWENTY-SEVEN (27) WEST OF THE FIFTH PRINCIPAL MERIDIAN, MADISON COUNTY, IOWA, CONTAINING 4.66 ACRES, AS SHOWN IN PLAT OF SURVEY FILED IN BOOK 3, PAGE 214 ON APRIL 15, 1998, IN THE OFFICE OF THE RECORDER OF MADISON COUNTY, IOWA. The legal description was obtained from a previously recorded instrument.

Being the same property conveyed to Grantor by instrument recorded on 05/11/2021 at BK: 2021 PG: 1924 in the records of Madison County, Iowa.

Commonly known as 2391 148th Street, Winterset, IA 50273. This address is provided for informational purposes only.

This deed is exempt according to Iowa Code 428A.2(6) and 428A.2(21).

This deed is subject to all covenants, restrictions, reservations, easement, conditions, and rights appearing of record and is subject to any state of facts an accurate survey would show.

Grantee, by acceptance of this Deed, acknowledges that Grantor or its predecessor in interest acquired title to the property through foreclosure, deed-in-lieu of foreclosure, or other means of enforcement of a lien in favor of Grantor or its predecessor in interest.

Dated this 14th of September, 2021.

REO 157185

THE SECRETARY OF VETERANS AFFAIRS

An Officer of the United States of America

By: Katina Wren, AVP
Katina Wren, AVP

By the Secretary's duly authorized property management contractor, Vendor Resource Management, pursuant to a delegation of authority found at 38 C.F.R. 36.4345(f)

ACKNOWLEDGMENT

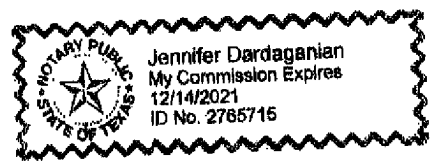
STATE OF TEXAS)
)
COUNTY OF DENTON)

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Katina Wren, AVP, on behalf of Vendor Resource Management who is the Secretary's duly authorized property Management contractor pursuant to a delegation of authority found at 38 C.F.R. 36.4345(f) to me known, and is the person who executed the foregoing instrument on behalf of the Secretary of Veterans Affairs, and acknowledged that he/she executed the same as the free act and deed of said Secretary.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of Texas aforesaid, this 14th day of September, 2021.

Jennifer Dardaganian
Notary Public

Jennifer Dardaganian
Notary Public Name (Printed)



My Commission Expires: 12.14.2021

*The preparer has not had any contact with the Grantee(s), and did not provide legal advice to the Grantee(s). Information contained in this deed was provided to the preparer by Grantor's agent. The preparer is not responsible for any typed or hand-written additions made to this deed after its preparation. Any questions regarding this deed should be directed to: Better's Law Firm PLLC, 800 Town & Country Boulevard, Suite 500, Houston, Texas 77024, info@betterlawfirm.com, 713-360-6290