

BK: 2024 PG: 3161
Recorded: 12/30/2024 at 8:08:18.0 AM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

MARGIN ABOVE RESERVED FOR RECORDING INFORMATION

SUBMITTED BY AND RETURN TO:
AGNIYA VAN VLECK
SOUTHLAW, P.C.
13160 FOSTER, SUITE 100
OVERLAND PARK, KS 66213-2660
(913) 663-7600

*No Declaration of Value is required by law to be furnished in regard to this transfer of title because the Deed Consideration is less than \$500.00 428A.2 (21) Iowa Legislature.
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code section 558.69 and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.*

SPECIAL WARRANTY DEED

DATE OF INSTRUMENT: SEP 19 2024

GRANTOR: Carrington Mortgage Services, LLC
1600 South Douglass Road, Suite 200-A
Anaheim, CA 92806

GRANTEE: Secretary of Housing and Urban Development, their successors and assigns
Tax Statement: C/O Information Systems & Networks Corporation (ISN)
Western Operation Center
Attention: Mortgagee Compliance Manager
2000 N Classen Blvd. #3200
Oklahoma City, OK 73106

EFFECTED INSTRUMENT IF APPLICABLE: None

ATTACHMENTS: None

LEGAL DESCRIPTION: MADISON COUNTY, IA (CONTINUED ON NEXT PAGE IF APPLICABLE):

The East 60 feet of Lot Six (6) in Block Six (6) of Pitzer & Knight's Addition to Winterset, Madison County, Iowa.

File No. 242537



SPECIAL WARRANTY DEED

WITNESSETH: Carrington Mortgage Services, LLC (referred to as "Grantor"), in consideration of the sum of One Dollar and other valuable consideration to it paid by the Secretary of Housing and Urban Development, their successors and assigns (referred to as "Grantee"), the receipt of which is acknowledged, does by these presents, Grant, Bargain and Sell, Convey and Confirm unto the GRANTEE, their successors and assigns, the lots, tracts or parcels of land, commonly known as 215 W Filmore St, Winterset, IA 50273 (the "Property"), and legally described as:

The East 60 feet of Lot Six (6) in Block Six (6) of Pitzer & Knight's Addition to Winterset, Madison County, Iowa.

Subject to all prior easements, restrictions, reservations and covenants now of record, if any.

TO HAVE AND TO HOLD the premises with all and singular, the rights, privileges, appurtenances and immunities belonging or in anywise appertaining unto the GRANTEE and unto their successors and assigns forever. GRANTOR covenanting that the premises are free and clear from any encumbrance done or suffered by it; and that it will warrant and defend the title to the premises unto the GRANTEE and unto their successors and assigns forever, against the lawful claims and demands of all persons claiming under it.

IN WITNESS, the GRANTOR has caused these presents to be signed by its Post Foreclosure Supervisor (Title) and attested by its SVP DEFAULT (Title).

By [Signature]
Attesting Tom Croft, SVP Default
Carrington Mortgage Services, LLC
Print Name & Title

Carrington Mortgage Services, LLC
By [Signature] **SEP 19 2024**
Grantor Joseph Anthony Barragan
Post Foreclosure Supervisor
Carrington Mortgage Services, LLC
Print Name & Title

CORPORATION ACKNOWLEDGMENT

STATE OF _____)
) ss.
COUNTY OF _____)

On this _____ day of _____, 20____, before me, appeared _____, to me personally known, who being by me duly sworn, did say that he/she is the _____ of Carrington Mortgage Services, LLC, and that the instrument was signed on behalf of the limited liability company by authority of its Board of Directors, and he/she acknowledged the instrument to be the free act and deed of the limited liability company.

IN WITNESS, I have set my hand and affixed my official seal the day and year last above written.

See Attached

Notary Public
Print Name _____
My Commission Expires _____



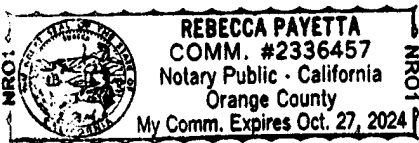
CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Orange }

On September 19th 2024 before me, Rebecca Payetta, Notary Public, personally appeared, **Joseph Anthony Barragan**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of State of California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal.

SIGNATURE *Rebecca Payetta*
REBECCA PAYETTA

PLACE NOTARY SEAL ABOVE

Optional

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of attached document

Title or type of document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other than Named Above: _____