

BK: 2024 PG: 68  
Recorded: 1/8/2024 at 2:50:44.0 PM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$0.00  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

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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: 1/5/2024

GRANTOR: Idaho Housing and Finance Association  
565 W. Myrtle Street, Ste. 100  
P.O. Box 7899  
Boise, ID 83702

GRANTEE: Secretary of Veterans Affairs, an Officer of the United States  
Tax Statement: Department of Veterans Affairs  
Loan Guaranty Service  
3401 West End Avenue, Suite 760W  
Nashville, TN 37203

EFFECTED INSTRUMENT IF APPLICABLE: None

ATTACHMENTS: None

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

Lot Six (6) in Block Two (2) of Laughridge & Cassidy's Addition to the City of Winterset, Madison County, Iowa.

Also Known As:

Lot Six (6) in Block Two (2) of Laughridge & Cassidy's Addition to the City of Winterset, Madison County, Iowa.

File No. 239595



**SPECIAL WARRANTY DEED**

WITNESSETH: **Idaho Housing and Finance Association** (referred to as "Grantor"), in consideration of the sum of One Dollar and other valuable consideration to it paid by the **Secretary of Veterans Affairs, an Officer of the United States** (referred to as "Grantee"), the receipt of which is acknowledged, does by these presents, Grant, Bargain and Sell, Convey and Confirm unto the GRANTEE, its successors and assigns, the lots, tracts or parcels of land, commonly known as 603 E Jefferson St, Winterset, IA 50273 (the "Property"), and legally described as:

**Lot Six (6) in Block Two (2) of Laughridge & Cassidy's Addition to the City of Winterset, Madison County, Iowa. Also Known As:**

**Lot Six (6) in Block Two (2) of Laughridge & Cassidy's Addition to the City of 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 its 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 its 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 Loan Administration Default Manger and attested by its Foreclosure Specialist.

**Idaho Housing and Finance Association**

By *Terrie Hughes*  
Attesting  
Terrie Hughes, Foreclosure Specialist  
Print Name & Title

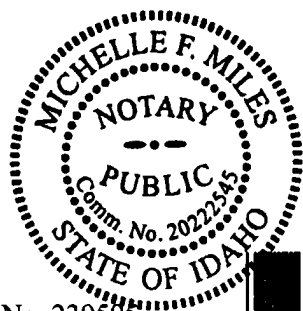
By *[Signature]*  
Grantor  
Gary Ross, Loan Administration Default Manager  
Print Name & Title

**CORPORATION ACKNOWLEDGMENT**

STATE OF IDAHO )  
 ) ss.  
COUNTY OF ADA )

On this 5th day of January, 2024, before me, the undersigned, a Notary Public in and for the said State, appeared Gary Ross, to me personally known, who being by me duly sworn, did say that he is the Loan Administration Default Manger of Idaho Housing and Finance Association, and that the instrument was signed on behalf of the company by authority of its Board of Directors, and he/she acknowledged the instrument to be the free act and deed of the company.

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



*Michelle Miles*  
Notary Public  
Print Name Michelle F. Miles  
My Commission Expires 05/26/2028

