

BK: 2025 PG: 259  
Recorded: 1/29/2025 at 3:01:51.0 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

After recording return to:  
SERVICELINK  
1355 Cherrington Parkway  
Moon Township, PA 15108  
File No. 240651382  
800-439-5451  
Mail tax statements to:  
**Department of Veterans Affairs**  
Loan Guaranty Service  
3401 West End Avenue, Suite 760W  
Nashville, TN 37203  
877-827-3702  
This document prepared by:  
Frank P. Dec, Esq.  
8940 Main St.  
Clarence, NY 14031  
866-333-3081

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.

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## **GENERAL WARRANTY DEED**

(Tax Exempt under Iowa Code is 428A.2 [21])  
The actual consideration for this Deed is less than \$500.00.

THIS DEED made and entered into on this 28 day of Jan., 2025, by and between **NewRez LLC D/B/A Shellpoint Mortgage Servicing**, a mailing address of 75 Beattie Place, Suite 300, Greenville, SC 29601, hereinafter referred to as Grantor(s) and **The Secretary of Veterans Affairs, an Officer of the United States**, a mailing address of Loan Guaranty Service, 3401 West End Avenue, Suite 760W, Nashville, TN 37203, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged, has this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Madison County, Iowa:

**LOT FIVE (5) OF GLENWOOD PLAT 1, AN ADDITION TO THE CITY OF WINTERSET, MADISON COUNTY, IOWA.**

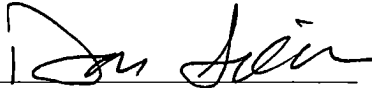
Parcel ID No.: 820008905110500

Property commonly known as: 815 N 11th Avenue Cir, Winterset, IA 50273

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereunto in anywise belonging unto said Grantee and Grantee's successors and assigns, FOREVER, Grantor does hereby bind Grantor and Grantor's successors, executors, and administrators, TO WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee and Grantee's successors and assigns, against every other person whomsoever lawfully claiming, or to claim the same, or any part thereof.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal on this 28th day of January, 20 25.

**NewRez LLC D/B/A Shellpoint Mortgage Servicing**

By: 

Print Name: Daniel Sullivan

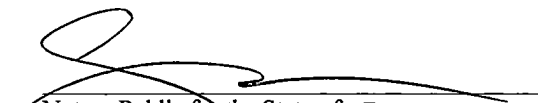
Title: AVP/Director

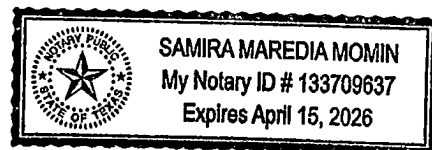
STATE OF Texas  
COUNTY OF Harris

The foregoing instrument was acknowledged before me on this 28th day of January, 25, by

Daniel Sullivan the AVP/Director of **NewRez LLC D/B/A Shellpoint Mortgage Servicing** on behalf of **NewRez LLC D/B/A Shellpoint Mortgage Servicing**.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

  
Notary Public for the State of Texas  
Print Name: Samira Maredia Momin  
Residing at: 902 River Delta Lane, Richmond TX 77469  
My Commission Expires: 04/15/2026



No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.