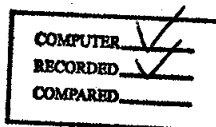


REC \$ 10⁰⁰
AUD \$ 5⁰⁰
R.M.F. \$ 1⁰⁰

001433
FILED NO. _____
BOOK 2003 PAGE 1433

2003 MAR 14 PM 1:01



MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Prepared by: S. Ehm, VARO, 210 Walnut St., DM, IA, 50309; 515/323-7522-

Address Tax Statement: BKM Renovators, L.C., 575 NE 72nd, Remells, IA 50237

Return Address:

VA Form 26-6413a (cg) Mar 2000
Section 3720, Title 38, U.S.C.

IOWA

KNOW ALL MEN BY THESE PRESENTS, that the Secretary of Veterans Affairs, an Officer of the United States of America, whose address is Department of Veterans Affairs, Washington, DC 20420; hereinafter called Grantor, in consideration of ten dollars (\$10) and other valuable consideration

paid by BKM RENOVATORS, L.C.

of POLK County and State of Iowa

hereinafter called Grantee(s), does hereby SELL AND CONVEY unto said Grantee(s) and the heirs or successors and assigns of said Grantee(s), the following-described property situated in the County of MADISON Iowa, to wit:

THE NORTH HALF (1/2) OF LOTS ONE (1) AND TWO (2) IN BLOCK EIGHTEEN (18) OF LOUGHRIDGE AND CASSIDAY'S ADDITION TO THE TOWN OF WINTERSET, MADISON COUNTY, IOWA.

(LOCALLY KNOWN AS 622 E SOUTH STREET, WINTERSET, IOWA 50273)



Iowa Code Section 428A.2(6) exempts real estate transfers that have an agency or instrumentality of the United States Government as the grantor from real estate transfer tax and, by separate provision, from declarations of value.

Grantor covenants with said Grantee(s) and the heirs and successors and assigns of said Grantee(s) to warrant and defend the title to said premises against the lawful claims of all persons whose claims arise from the date title vests in Grantor.

IN WITNESS WHEREOF, Grantor, on this the 11th day of March, 2003, has caused this instrument to be signed and sealed in his/her name and on his/her behalf by the undersigned employee, being thereunto duly appointed, qualified and acting pursuant to title 38, United States Code, sections 512 and 3720, and title 38, Code of Federal Regulations, sections 36.4342 and 36.4520, pursuant thereto, as amended, and who is authorized to execute this instrument.

The Secretary of Veterans Affairs

*By  [SEAL]
JACK G. RIVERS

Title Loan Guaranty Officer

VA Regional Office, Des Moines, IA
Telephone 515/323-7525
(Pursuant to a delegation of authority
contained in 38 CFR, 36.4342 and 36.4520)

SPECIAL WARRANTY DEED

SECRETARY OF VETERANS AFFAIRS

**TO
RANDAL MEINERS**

Entered for taxation the _____ day of _____, _____

_____, Auditor.

By _____, Deputy.

Filed for record the _____ day

of _____,

at _____ o'clock _____ m., and

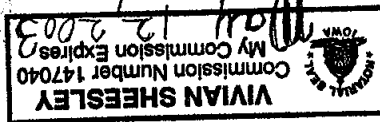
recorded in book _____ on page _____

of _____ County Records.

_____, Recorder.

By _____, Deputy.

When recorded mail to:



Vivian Sheesley

(Notary Public in and for said County and State)

My Commission expires: *May 12, 2003*

*NOTE - Print, typewrite, or stamp name of employee executing this instrument; also name of notary public immediately underneath signatures.

On this date, before me, a Notary Public in and for said County, Iowa, personally appeared **JACK G. RIVERS**, an employee of the Department of Veterans Affairs, an agency of the United States Government, to me known to be the person who executed the foregoing instrument in behalf of the Secretary of Veterans Affairs, and acknowledged that he/she voluntarily executed the same as the voluntary act and deed of said Secretary.

Given under my hand and seal this 11th day of March, 2003.

STATE OF IOWA)
POLK)
County)
SS:)