

*E. Land*

4-3675

VA Form 26-6413a  
Oct 1990  
Section 1820, Title 38, U.S.C.

**IOWA**

**KNOWN ALL 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, D.C. 20420; hereinafter called Grantor, in consideration of ten dollars (\$10) and other valuable consideration

paid by Security Pacific National Bank, not in its individual capacity but solely as trustee, or its successors and assigns, on behalf of American Housing Trust XI

of Orange County and State of California

hereinafter called Grantee(s), does hereby SELL AND CONVEY unto the 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:

Lot 3 in Block 5 of Rail Road Addition to the Town of Winterset, Madison County, Iowa.  
(Locally known as: 610 E. Filmore Street, Winterset, IA 50273)

This deed is given subject to an Installment Contract for Sale of Real Estate dated Aug 29, 1991 and recorded in the Office of Recorder of Madison County, Iowa, as Instrument Number 693 in Book 57, at Page 37, wherein the Grantor sold to : Doyle R. Jensen, a married person, the real estate described above. By this deed, the Grantor also hereby sells, assigns, and transfers to the Grantee, without recourse, except as provided in a Loan Sale Agreement dated January 1, 1992, all his right, title and interest in and to said Installment Contract. By acceptance of this deed, grantee agrees to perform the obligations of the Grantor as set forth in said Installment Contract.

THIS DEED IS EXEMPT FROM IOWA REAL ESTATE TRANSFER TAX BY VIRTUE OF IOWA CODE SECTION 428A.2(6)

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 24 day of January, 1992, has caused this instrument to be signed 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 212 and 1820, 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.

**COMPUTER**

COMPARED  
Fee \$10.00  
Transfer \$5.00

FILED NO. 1766  
BOOK 57 PAGE 281

92 JAN 29 AM 10:55

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

*The Secretary of Veterans Affairs*

\*By [Signature] [Seal]

JACK G. RIVERS  
LOAN GUARANTY OFFICER

Title \_\_\_\_\_

VA Regional Office, Des Moines, IA  
Telephone: (515) 284-4829. (Pursuant to a delegation of authority contained in 38 CFR, 36.4342 and 36.4520.)

STATE OF IOWA }  
Polk County } ss:

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 24 day of January, 1992.

*Richard A. Nation*



My commission expires \_\_\_\_\_

RICHARD A. NATION  
Notary Public in and for said County and State.

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

1766  
SPECIAL WARRANTY DEED

SECRETARY OF VETERANS AFFAIRS  
TO

Entered for taxation the 29th day of June, 1992  
*John Welch*, Auditor.  
By *J. C. Spear*, Deputy.

Filed for record the 29 day of January 1992  
at 10:55 o'clock a m., and  
recorded in book 57 on page 281  
of Madison County Record.  
*Michelle Wilder*, Recorder.  
By *Betty M. Neble*, Deputy.

When recorded mail to:  
*Envelope*