

KNOW ALL MEN BY THESE PRESENTS, that the **Secretary** of Veterans Affairs, an Officer of the United States of America, whose address is Veterans Administration, 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 permitted successors and assigns, on behalf of American Housing Trust IV.

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 Four (4) of the Preliminary Plat of Llewellyn Subdivision a Plat of the East One-half (E½) of the Southeast Quarter of the Northeast Quarter (SE¼ NE¼) of Section Twenty-five (25), Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa, more particularly described as a Tract of land commencing at the East Quarter (E¼) corner of said Section Twenty-five (25), thence North 339.80 Feet, thence Westerly 654.01 Feet to a point 348.30 Feet North of the South Line of the Southeast Quarter Northeast Quarter (SE¼ NE¼) Section Twenty-five (25), thence South 348.30 Feet to the South Line of the Southeast Quarter Northeast Quarter (SE¼ NE¼) Section Twenty-five (25), thence East along the South Line of the Southeast Quarter Northeast (SE¼ NE¼) Section Twenty-five (25), 654.68 Feet to point of beginning, subject to road easement along the South and East sides thereof.

(Locally known as: Rural Route 1, St. Charles, IA 50240).

This deed is given subject to an Installment Contract For Sale of Real Estate dated 4-14-89, and recorded in the Office of the Recorder of Madison County, Iowa, as Instrument No. 2083, in Book 125, at Page 507, wherein the Grantor sold to Marcella D. Gullone

the real estate described above. By this deed, the Grantor also hereby sells, assigns, and transfers to the Grantee, without recourse, 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 or successors and assigns of said Grantee(s) to WARRANT AND DEFEND the title to said premises against the lawful claims of all persons whomsoever claiming by, through, or under Grantor except as above stated.

IN WITNESS WHEREOF, Grantor, on this the 24th day of August, A. D. 1989,

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 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.

**Compared**  
FILED NO. **363**  
BOOK 126 PAGE 24  
89 AUG 28 AM 8:56  
MARY E. WELTY  
RECORDER  
MADISON COUNTY, IOWA

Fee \$10.00  
Transfer \$5.00

The Secretary of Veterans Affairs  
\*By JACK G. RIVERS [SEAL]  
Title Loan Guaranty Officer

VA Regional Office, Des Moines, IA  
Telephone: (515) 281-4590. (Pursuant to a delegation of authority contained in VA Regulations, 38 C.F.R. 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 Veterans Administration, 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 24th day of August, 1989.



*Burrell Rubenstein*

My commission expires September 23, 1991

BURRELL RUGENSTEIN

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.

SPECIAL WARRANTY DEED

ADMINISTRATOR OF VETERANS AFFAIRS

TO

Entered for taxation the 28 day of August, 1989  
By *John W. Kelly*, Auditor.  
*C. Spela*, Deputy.  
*fee 5/10*

Filed for record the 28 day of August A. D. 1989 at 8:56 o'clock a. m., and recorded in book 186 on page 34 of Madison County Records.  
*Mary E. C. C. C.*, Recorder.  
By *Shirley H. Hendry*, Deputy.

When recorded mail to:

*John W. Kelly*  
*V.A. Records*