

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

paid by Bankers Trust Company, not in its individual capacity but solely as Trustee or its permitted successors and assigns on behalf of American Houseing Trust VIII.

of New York County and State of New York 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:

A part of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-three (23) in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, described as commencing 132 feet East of the Southeast corner of Lot Eight (8) in Block (1) of Clanton's Addition of 1888 to the Town of St. Charles, and running thence North 132 feet, thence East 66 feet, thence South 132 feet, thence West 66 feet to the point of beginning.

(Locally known as: 311 West Market, St. Charles, IA 50240)

This deed is given subject to an Installment Contract For Sale of Real Estate dated 10-11-90 and recorded in the Office of Recorder of Madison County, Iowa, as Instrument Number 851 in Book 56, at Page 257, wherein the Grantor sold to: Thomas J. Hutton and Sonja R. Hutton, the real estate described above. By this deed, the Grantor also hereby sells, assigns, and transfers to the Grantee, With Recourse except as provided in a Loan Sale Agreement dated January 30, 1991, 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 30 th day of January, 1991, 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. 1548
BOOK 56 PAGE 443
91 FEB -4 AM 8: 54
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Fee \$10.00
Transfer \$5.00
DEED RECORD 56

The Secretary of Veterans Affairs
*By JACK G. RIVERS [Seal]
Title LOAN GUARANTY OFFICER

VA Regional Office, Des Moines, IA
Telephone: (515) 284-4590. (Pursuant to a delegation of authority contained in 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 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 30th day of January, 19 91.



Richard A. Nation

My commission expires August 26, 1991

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.

1548
SPECIAL WARRANTY DEED

SECRETARY OF VETERANS AFFAIRS
TO

Entered for taxation the 4
day of February, 19 91
Jean Walsh, Auditor.
By Betty McDonald, Deputy.

Filed for record the 4 day
of February 19 91
at 8:54 o'clock a m., and
recorded in book 56 on page 443
of Madison County Record.
Michelle Stuber, Recorder.
By Betty M. Muhl, Deputy.

When recorded mail to:
N.A. Regional Office
See Enclosure