



Document 2011 765

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Recorded: 3/23/2011 at 4:06:59.0 PM

Fee Amount: \$19.00

Revenue Tax: \$0.00

LISA SMITH RECORDER

Madison County, Iowa

INDX ✓
ANNO
SCAN
CHEK

DOV# 85

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

SPECIAL WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 105
Recorder's Cover Sheet

Preparer Information:

Thomas O. Moens, Attorney at Law, Moens Law Offices, Chartered, 1523 52nd Avenue, Moline, IL 61265, Phone: (309) 736-3117

Taxpayer Information:

Charles Owens, 410 E. Washington Street, Winterset, Iowa 50273

Return Document To:

Moens Law Offices, Chartered, 1523 52nd Avenue, Moline, IL 61265

HUD Case #161-205102

Grantors:

The Secretary of Housing and Urban Development

Grantees:

Charles Owens

Legal Description: See Page 2

Document or instrument number of previously recorded documents: Not applicable

SPECIAL WARRANTY DEED

HUD Case #161-205102

For the consideration of Ten Dollars and other valuable consideration, The Secretary of Housing and Urban Development of Washington, DC does hereby Convey to

Charles Owens,
an unmarried person,

the following described real estate in Madison County, Iowa:

Lot 3 in Block 3 of Gaff & Bevington's Addition to the City of Winterset, in Madison County, Iowa.

Parcel Number: 820002103030000

Being the same property acquired by the Grantor pursuant to the provisions of the National Housing Act, as amended (12 U.S.C. §1701, *et seq.*), and the Department of Housing and Urban Development Act 42 U.S.C. §3531).

This Special Warranty Deed is subject to all covenants, restrictions, reservations, easements, conditions, and rights appearing of record and is subject to any state of facts an accurate survey would show.

Grantor does Hereby Covenant with Grantees and successors in interest to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under it, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

This Special Warranty Deed is not effective until 03/22/2011.

In witness whereof, the undersigned has set his/her hand as a principal and/or officer of Best Assets, Inc., Management and Marketing contractor for the United States Department of Housing and Urban Development, for and on behalf of The Secretary of Housing and Urban Development, under the redelegation of authority published as 70 Fed. Reg. 43,171 (July 26, 2005).

The Secretary of Housing and Urban Development,
of Washington, DC,

Dated: 03/18/11

By: [Signature]

(Type or print name)

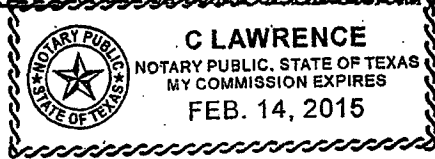
HUD representative

(Type or print title)

State of Texas)
County of Fort Bend) ss.

This instrument was acknowledged before me on March 18, 2011, by Isaac Twelma as HUD representative for and on behalf of The Secretary of Housing and Urban Development of Washington, DC.

[Signature]
Notary Public



This transaction is exempt from Real Estate Transfer Tax pursuant to Iowa Code 428A.2 Exemption Number 6.