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DOV# 247

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

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

\$85,000

Preparer Information:

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

Taxpayer Information:

Stephen John Hutchison & Kathryn L Hutchison, 1411 North 8<sup>th</sup> Ave Winterset, IA 50273

Return Document To:

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

HUD Case #161-226380

Grantors:

The Secretary of Housing and Urban Development

Grantees:

Stephen John Hutchison & Kathryn L Hutchison

Legal Description: See Page 2

Document or instrument number of previously recorded documents: Not applicable

SPECIAL WARRANTY DEED

HUD Case #161-226380

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

Stephen John Hutchison & Kathryn L Hutchison,

husband and wife, as joint tenants, and not as tenants in common, with full rights of survivorship, the following described real estate in Madison County, Iowa:

See Attached

Parcel: 820007100051000

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 7.31.12.

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: 7.30.12

By: [Signature]

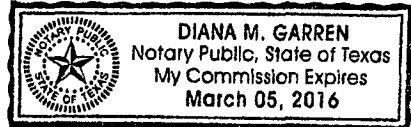
Alexis Garner  
(Type or print name)

As HUD Rep.  
(Type or print title)

State of Texas )  
County of Fort Bend ) ss.

This instrument was acknowledged before me on July 30 2012, by Alexis Garner, as As HUD Rep. 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.

### LEGAL DESCRIPTION

Parcel "F" in the Southwest Quarter of the Southeast Quarter of Section 25, Township 76 North, Range 28 West of the 5<sup>th</sup> P.M., City of Winterset, Madison County, Iowa, more particularly described as follows: Commencing at the South Quarter corner of Section 25, Township 76 North, Range 28 West of the 5<sup>th</sup> P.M., City of Winterset, Madison County, Iowa, thence North 00 degrees 02 minutes 55 seconds East 784.09 feet along the West line of the Southeast Quarter of said Section 25 to the point beginning, thence continuing along said West line, North 00 degrees 02 minutes 55 seconds East, 208.26 feet; thence South 89 degrees 07 minutes 58 seconds East, 231.17 feet; thence South 00 degrees 32 minutes 55 seconds West, 205.78 feet; thence North 89 degrees 44 minutes 45 seconds West, 229.89 feet to the point of beginning. Situated in Madison County in the State of Iowa AKA Parcel "F" located in the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., City of Winterset, Madison County, Iowa, containing 1.097 acres, as shown in Plat of Survey filed in Book 2005, Page 4170 on August 31, 2005, in the Office of the Recorder of Madison County, Iowa.