BK: 2013 PG: 70

Type 03 001 Pages 2 Recorded: 1/8/2013 at 10:15:13.0 AM

Fee Amount: \$17.00 Revenue Tax: \$0.00

LISA SMITH RECORDER Madison County, lowa

D0V# 6

INDX **ANNO SCAN** 

CHEK

## SPECIAL WARRANTY DEED THE IOWA STATE BAR ASSOCIATION

Official Form No. 105 Recorder's Cover Sheet

\$ 45,000,00

Preparer Information: (name, address and phone number)

Thomas O. Moens, Attorney at Law, Moens Law Offices, Chartered, 1523 52nd Avenue, Moline,

IL 61265, Phone: (309) 736-3117

Taxpayer Information: (name and complete address)

David Michael Leach, 321 W Filmore St. Winterset, IA 50273

Return Document To: (name and complete address)

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

HUD Case #161-250152

Grantors:

The Secretary of Housing and Urban Development

Grantees:

David Michael Leach

Legal Description: See Page 2

Document or instrument number of previously recorded documents: Not applicable

## SPECIAL WARRANTY DEED HUD Case #161-250152

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

David Michael Leach, an unmarried person

the following described real estate in Madison County, Iowa:

This Special Warranty Deed is not effective until 1/4/

Lot Five (5) and the West Twelve (12) Feet of Lot Six (6) in Block Seven (7) of Pitzer & Knight's Addition to the Town of Winterset, Madison County, Iowa.

Parcel: 820000507050000

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.

and Marketing contractor for the United	set his/her hand as a principal and/or officer of Best Assets, inc., Management I States Department of Housing and Urban Development, for and on behalf of The opment, under the redelegation of authority published as 70 Fed. Reg. 43,171 (July
26, 2005).	
1 .	The Secretary of Housing and Urban Development,
Date 1/11/12	of Washington, DC.
Dated: <u>'14/13</u>	By: John To grup
	Linh Naugen
	(Type or print name)
	As HUD Rep.
	(Type or print title)
State of Texas	
County of Fort Bend ) ss.	
This instrument was acknowled As HUD Rep	ged before me on 4004, 2013 , by Linh for and on behalf of The Secretary of Housing and Urban
Development of Washington, DC.	101 and on behalf of the Secretary of Flousing and Orban
(1 (1))	DIANA M. GARREN
Marre	Notary Public, State of Texas
Notary Public	My Commission Expires March 05, 2016

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