Document 2013 2156

BK: 2013 PG: 2156 Type 03 001 Pages 2

Recorded: 7/22/2013 at 2:45:15.0 PM

Fee Amount: \$17.00 Revenue Tax: \$0.00 LISA SMITH RECORDER Madison County, Iowa I NDX ANNO SCAN CHEK

SPECIAL WARRANTY DEED THE IOWA STATE BAR ASSOCIATION

Official Form No. 105 Recorder's Cover Sheet

\$204,648.00

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)

Julie Jean Bussanmas, 1414 Willow Court, Cumming, IA 50061

Return Document To: (name and complete address)

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

HUD Case #161-243269

Grantors:

The Secretary of Housing and Urban Development

Grantees:

Julie Jean Bussanmas

Legal Description: See Page 2

Document or instrument number of previously recorded documents: Not applicable

SPECIAL WARRANTY DEED HUD Case #161-243269

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

Julie Jean Bussanmas, an unmarried person

the following described real estate in Madison County, Iowa:

Lot Five (5) of Walnut Cove Estates Subdivision, Plat No. 1, located in the East Half (E ½) of the Northwest Quarter (1/4) Section Twenty-five (25), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

Parcel: 071012540050000

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 _______.

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,

Dated: 7/19/13	of Washington, De, By:
	(Type or print name)
	As HÜD Rep.
	(Type or print title)
State of Texas)	
County of Fort Bend) ss	.
This instrument was acknowledged before me on	
Development of Washington, DC.	powers and the section of the sectio
Colorrea	DIANA M. GARREN Notory Public, State of Texas My Commission Expires
Notary Public	March 05, 2016

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