



Document 2014 295

Book 2014 Page 295 Type 03 001 Pages 2

Date 2/06/2014 Time 11:11 AM

Rec Amt \$12.00 Aud Amt \$5.00

INDX ✓  
ANNO  
SCAN

DOV# 296

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

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

\$31,513

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)

R & T Investments LLC, 3195 Cumming Road, Cumming, IA 50061

Return Document To: (name and complete address)

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

HUD Case #161-246194

Grantors:

The Secretary of Housing and Urban Development

Grantees:

R & T Investments LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents: Not applicable

SPECIAL WARRANTY DEED

HUD Case #161-246194

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

the following described real estate in Madison County, Iowa:

Lot Six (6), Block One (1) of Laughridge & Cassidy Addition to the City of Winterset, Madison County, Iowa AKA Lot Six (6) in Block One (1), of Laughridge & Cassidy's Addition to the Town of Winterset, Madison County, Iowa.

Parcel: 820000601050000

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, of Washington, DC,

Dated: 2/4/14

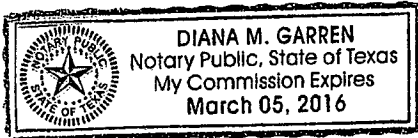
By: Christopher Markier (Type or print name)

As HUD Rep. (Type or print title)

State of Texas ) ) ss. County of Fort Bend )

This instrument was acknowledged before me on Feb. 4, 2014 by Christopher Markier 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.