



Document 2014 334

Book 2014 Page 334 Type 03 001 Pages 2

Date 2/11/2014 Time 11:40 AM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

ANNO

SCAN

DOV# 50

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

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

**\$ 77,500.00**

Preparer Information: (name, address and phone number)

Emily Tisinger, Springer & Laughlin Law Office, P.C., 3111 Douglas Avenue, Des Moines, Iowa, 50310

Taxpayer Information: (name and complete address)

Jennifer Sutton, 503 N 6<sup>th</sup> Street, Winterset, IA 50273

✓ Return Document To: (name and complete address)

Emily Tisinger, Springer & Laughlin Law Office, P.C., 3111 Douglas Avenue, Des Moines, Iowa, 50310

HUD Case #161-208119

Grantors:

The Secretary of Housing and Urban Development

Grantees:

Jennifer Sutton

Legal Description: See Page 2

Document or instrument number of previously recorded documents: Not applicable

SPECIAL WARRANTY DEED  
Hud Case #: 161-208119

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

Jennifer Sutton, as a single person,  
the following described real estate in Madison County, Iowa:

Lot 5 in Block 4 in Railroad Addition to the City of Winterset, Madison County, Iowa.  
Parcel: 820001104040000

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: [Signature]

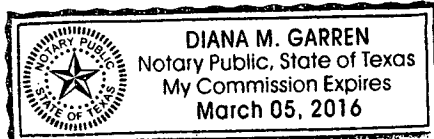
Uinh Nguyen  
(Type or print name)

As HUD Rep.  
(Type or print name)

State of Texas )  
County of Fort Bend ) ss.

This instrument was acknowledged before me on Feb. 4, 2014, by Uinh Nguyen 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.