



Document 2015 568

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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

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\$65,000

✓ **After Recording Return To:**  
**MICHAEL L. HADFIELD**  
460 NW 3RD STREET, EARLHAM, IA  
50072

**Mail Tax Statements To:**  
**MICHAEL L. HADFIELD**  
460 NW 3RD STREET, EARLHAM, IA  
50072

Legal: PG. 4

APN: 850-00-04-02070000-850

**This instrument prepared by: Kristi L. Kiouss, Attorney at Law, (Iowa Bar Number AT0009814) 812 E. Independence Street, Pella, IA 50219, (515) 971-9366 and Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.**

### **SPECIAL WARRANTY DEED**

*Pursuant to provisions of 38 U.S.C. 3720 (a)(6)  
THE SECRETARY OF VETERANS AFFAIRS does not seek to exercise  
exclusive jurisdiction over the within described property  
(the property being conveyed herein was foreclosure property)*

Exempt: Iowa Code Sec. 428A.2(6)

FOR THE CONSIDERATION of \$65,000.00 (Sixty Five Thousand Dollars and Zero Cents), receipt of which is acknowledged by THE SECRETARY OF VETERANS AFFAIRS, an Officer of the United States of America, whose address is Department of Veterans Affairs, 810 Vermont Avenue NW, Washington, DC 20420, **GRANTOR**, does hereby grant, remise, alien, and convey unto, MICHAEL L. HADFIELD, whose tax-mailing address is 460 NW 3RD STREET, EARLHAM, IA 50072, **GRANTEES(S)**; without recourse, representation or warranty except as expressed herein, all its right, title, and interest in the following real property:

**SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION**

**Prior Instrument Reference OFFICIAL RECORDS BOOK 2014, PAGE 2252**

Property Address: 460 NW 3RD STREET, EARLHAM, IA 50072  
The legal description was provided by agent for grantor.

*This deed warrants title only against claims held by, through, or under the grantor, or against encumbrances made or suffered by the grantor, and it cannot be held to warrant title generally against all persons.*

GRANTOR does hereby covenant with GRANTEES, and successors in interest, that Grantor holds the real estate by title in fee simple, that it has good and lawful authority to sell and convey the real estate; that the real estate is Free and Clear of all Liens and Encumbrances except as may be above stated; Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

The undersigned persons executing this Deed on behalf of said Grantor corporation/government entity represent and certify that they are duly elected officer or other corporate official of said entity and have been fully empowered by proper resolution to execute and deliver this deed; that the Grantor has full corporate capacity to convey the real estate described herein, and that all necessary corporate action for the making of such conveyance has been taken and done.

**[THIS AREA LEFT INTENTIONALLY BLANK]**

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal this 25 day of February, 2015.

THE SECRETARY OF VETERANS AFFAIRS, An Officer of the United States of America,

By: [Signature]  
Printed Name Title

By the Secretary's duly authorized property Management contractor, Vendor Resource Management, pursuant to a delegation of authority found at 38 C.F.R. 36.4345(f)

STATE OF Texas  
Denton COUNTY

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared [Signature], on behalf of Vendor Resource Management who is the Secretary's duly authorized property Management contractor pursuant to a delegation of authority found at 38 C.F.R. 36.4345(f) to me known or has shown \_\_\_\_\_ as identification, and is the person who executed the foregoing instrument on behalf of the Secretary of Veterans Affairs, and acknowledged that he/she executed the same as the free act and deed of said Secretary.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of Texas aforesaid, this 25 day of February 2015.

My Commission Expires: \_\_\_\_\_  
Notary Public  
LISA G. KELLEY  
Notary Public, State of Texas  
My Commission Expires  
July 26, 2016

Commitment Number: 67655

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**EXHIBIT A  
(LEGAL DESCRIPTION)**

**THE WEST 75 FEET OF THE EAST 155 FEET OF LOT 3 IN BLOCK 2 OF  
CHRISTOPHER WILSON'S ADDITION TO THE TOWN OF EARLEHAM,  
MADISON COUNTY, IOWA.**

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