



Document 2015 642

BK: 2015 PG: 642 Type 03 001 Pages 2

Recorded: 3/13/2015 at 1:13:11.0 PM

Fee Amount: \$17.00

Revenue Tax: \$0.00

LISA SMITH RECORDER

Madison County, Iowa

INDX
ANNO
SCAN
CHEK

DOV# 71

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

\$ 52,000.00

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)

Justin R. Tindle, 512 West Jefferson, Winterset, IA 50273

Return Document To: (name and complete address)

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

HUD Case #161-206873

Grantors:

The Secretary of Housing and Urban Development

Grantees:

Justin R. Tindle

Legal Description: See Page 2

Document or instrument number of previously recorded documents: Not applicable

SPECIAL WARRANTY DEED
HUD Case # 161-206873

This Deed, made this 10 Day of March, 2015, between the Secretary of Housing and Urban Development of Washington DC 20414, party of the first part, and

Justin R. Tindle, a married person

Party(ies) of the second part, whose address is: 512 West Jefferson, Winterset, IA 50273

That the said part of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to the said party of the first part acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell convey and confirm unto the said party(ies) of the second part, his/her heirs and assigns, forever, the following described real property situated in the County of Madison, State of Iowa to wit:

The South 60 feet and One-half alley East of South 60 feet, Lot Seven in Block Five (5) of West Addition to the Town of Winterset, Madison County, Iowa.
Parcel: 820000305080000

Being the same property acquired by the Part of the First Part pursuant to the provisions of the National Housing Act, as amended (12U.S.C. 1701 et.seq.) and the Department of Housing and Urban Development Act (42 U.S.C. 3431 et.seq.)

This Special Warranty Deed not effective until 03/13/15.

In witness whereof, the undersigned has set his/her hand as a principal and/or officer of Matt Martin Real Estate Management, 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 at 77 Fed. Reg. 37252, Page 37258 (June 20, 2012).

Date: 03/10/15

The Secretary of Housing and Urban Development,
of Washington D.C.

By: _____

Matt Martin Real Estate Management, LLC

(Type or print name)

For HUD by Tonya Hiers
Tonya Hiers, Closing Manager

(Type or print name)

This instrument was acknowledged before me on 03/10/15, by Tonya Hiers
Closing Manager, as Asset Manager for and on behalf of The Secretary of Housing and Urban Development of Washington D.C.

DATE 03/10/15

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

