



Document 2015 1017

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Recorded: 4/22/2015 at 10:43:54.0 AM

Fee Amount: \$22.00

Revenue Tax: \$0.00

LISA SMITH RECORDER

Madison County, Iowa

INDX ✓  
ANNO  
SCAN  
CHEK

DOV# 114

# 85,100.

This instrument prepared by:

JOSEPH F. WALLACE, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700

Phone No.: 515-453-4661

Return to:

Craig Hubby, 2371 300th St, Peru, IA 50222

Mail tax statements to:

Craig Hubby, 2371 300th St, Peru, IA 50222

Order No.: MES-57397/JEH

## SPECIAL WARRANTY DEED

HUD ID: 161-258574

The Deed, made this 10th day of April, 2015 between the **Secretary of Housing and Urban Development of Washington, DC 20414**, party of the first part, and

**Craig Hubby, a married person**

Party(ies) of the second part, whose address is: 2371 300th St Peru, IA 50222.

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:

Legal: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

**SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD**

Being the same property acquired by the Part of the First Part 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 et.seq.)

This Special Warranty Deed not effective until 04/09/2015.

In witness whereof, the undersigned has set his/her hand as 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: 4/9/15

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

By: Matt Martin Real Estate Management, LLC

For HUD by Tonya Hiers  
Tonya Hiers, Closing Manager  
(Type or print name)

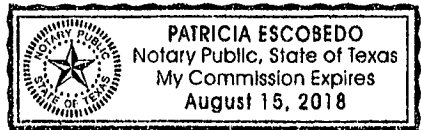
\_\_\_\_\_  
(Type or print name)

STATE OF Texas )  
COUNTY OF Williamson ) SS:

This instrument was acknowledged before me on 4/9/15  
by Tonya Hiers for and on behalf of The Secretary of Housing and Urban Development of Washington, DC.

[Signature] DATE 4/9/15

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



## EXHIBIT "A"

A tract of land located in the Southwest Quarter (¼) of the Southwest Quarter (¼) of Section Twenty-nine (29), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing at the Southwest corner of said Section Twenty-nine (29), running thence East 7.50 chains, thence North 6.66 chains, thence West 7.50 chains, thence South 6.66 chains to the point of beginning;

AND

A tract of land located in the Southwest Quarter (¼) of the Southwest Quarter (¼) of Section Twenty-nine (29), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing 7.5 chains East of the Southwest corner of said Section Twenty-nine (29), running thence East 5 chains 33 links, thence North 2 chains 67 links, thence West 5 chains 33 links, thence South 2 chains 67 links to the point of beginning.