



Document 2015 2894

BK: 2015 PG: 2894 Type 03 001 Pages 2
Recorded: 10/2/2015 at 11:05:59.0 AM
Fee Amount: \$17.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

INDX
ANNO
SCAN
CHEK

32,000

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:

Matthew A McDonald, 617 S 2nd St, Winterset , IA 50273

Mail tax statements to:

Matthew A McDonald, 617 S 2nd St, Winterset , IA 50273

Order No.: MES-60575/JEH

SPECIAL WARRANTY DEED

HUD ID: 161-317942

The Deed, made this 25th day of September, 2015 between the **Secretary of Housing and Urban Development of Washington, DC 20414**, party of the first part, and

Matthew A McDonald, a single person

Party(ies) of the second part, whose address is: 610 W Green St 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:

Legal: **Lots Six (6) and Seven (7) in Block One (1) of Kirkwood's Addition to the Town of Winterset, Madison County, Iowa.**

ABENDROTH & RUSSELL, P.C.

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 09/25/2015.

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: 09/28/2015

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

By: _____

Matt Martin Real Estate Management, LLC

(Type or print name)

Tonya Hiers
Tonya Hiers, Closing Manager

(Type or print name)

STATE OF TEXAS)
COUNTY OF WILLIAMSON)

SS:

This instrument was acknowledged before me on 9/28/2015
by Tonya Hiers for and on behalf of The Secretary of Housing and Urban Development of Washington, DC.

[Signature]

DATE 9/28/2015

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

