



Document 2017 3355

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Date 10/25/2017 Time 11:09:30AM

Rec Amt \$22.00 Aud Amt \$5.00

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DOV# 467

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

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**After Recording Return To:**  
HUBZ ADVENTURES, LLC  
2371 300TH ST, PERU, IA 50222

**Mail Tax Statements To:**  
HUBZ ADVENTURES, LLC  
2371 300TH ST, PERU, IA 50222

$\frac{1}{2}$

APN: 820000517031000

**This instrument prepared by: Jay A. Rosenberg, Attorney at Law, (Iowa Bar Number AT0012626) 3805 Edwards Road, Suite 550, Cincinnati, OHIO 45209.**

### QUITCLAIM DEED

*Pursuant to provisions of 38 U.S.C. 3720 (a)(6)*  
*THE UNITED STATES DEPARTMENT OF AGRICULTURE 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 \$46,000.00 (Forty Six Thousand Dollars and Zero Cents), receipt of which is acknowledged by UNITED STATES OF AMERICA acting by and through the RURAL HOUSING SERVICE, UNITED STATES DEPARTMENT OF AGRICULTURE, whose address is 1400 Independence Ave., SW, Washington, DC 20250, **GRANTOR**, does hereby grant, remise, alien, and convey unto, HUBZ ADVENTURES, LLC, an Iowa limited liability company, whose tax-mailing address is 2371 300TH ST, PERU, IA 50222, **GRANTEES(S)**; without recourse, representation and with quitclaim covenants all its right, title, and interest in the following real property:

**SEE ATTACHED EXHIBIT A**

**Prior Instrument Reference Official Records Book 2017, Page 2335**

Property Address: 723 NORTH 4TH AVE., WINTERSET, IA 50273

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 SPACE LEFT INTENTIONALLY BLANK]

WITNESS the signature of the Grantor of this 16 day of October 2017

**United States of America Acting Through the  
Rural Housing Service or Successor Agency,  
United States Department of Agriculture**

By: Lillian Vaughan AVP  
Printed Name Title

*By: Vendor Resource Management, Inc., a  
Texas corporation, and USDA's duly authorized  
property management contractor pursuant to a  
delegation of authority found within Interagency  
Agreement AGVA-1517*

STATE OF: Texas }

COUNTY OF: Deaton }

This instrument was acknowledged before me on October 16, 2017 (date) by Lillian Vaughan (name), AVP (title) of Vendor Resource Management, Inc., a Texas corporation, which is the duly authorized property management contractor of the United States Department of Agriculture pursuant to a delegation of authority found within Interagency Agreement AGVA-1517, on behalf of the said Vendor Resource Management, Inc., the United States Department of Agriculture and the United States of America.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of Texas aforesaid, this 16 day of October, 2017.

Notary Public

My Commission Expires: \_\_\_\_\_

Commitment Number: 118517

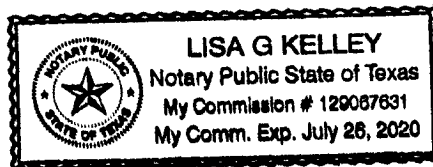


EXHIBIT A

**Lot 4 in Block 17 of Pitzer & Knight's Addition to the Town of Winterset,  
Madison County, Iowa.**

