



BK: 2018 PG: 1504
Recorded: 5/14/2018 at 3:23:14.0 PM
Fee Amount: \$17.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

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

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)
Baron Properties, LLC, 5535 Little Leaf Trail, West Des Moines, IA 50266

Return Document To: (name and complete address)
Moens Law Offices, Chartered, 1523 52nd Avenue, Moline, IL 61265

HUD Case #161-322892

Grantors:
The Secretary of Housing and Urban Development

Grantees:
Baron Properties, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents: Not applicable

SPECIAL WARRANTY DEED
HUD Case # 161-322892

This Deed, made this 11 Day of May, 2018, between the Secretary of Housing and Urban Development of Washington DC 20414, party of the first part, and

Baron Properties, LLC

Party(ies) of the second part, whose address is: 5535 Little Leaf Trail, West Des Moines, IA 50266

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:

Lots One (1) and Two (2), in Block One (1), of Atkinson's First Addition to the Town of Truro, Madison County, Iowa.

Parcel: 890000501010000

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 May 14, 2018

In witness whereof, the undersigned has set his/her hand as a principal and/or officer of Chronos Solutions, LLC, 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: 5/11/18

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

Chronos Solutions, LLC

By: _____

For HUD by _____

Justin Ripple, Closing Manager

(Type or print name)

(Type or print name)

This instrument was acknowledged before me on 5/11/18, by Justin

Justin Ripple, Asset Manager and on behalf of The Secretary of Housing and Urban Development of Washington D.C.

Chelle Layman

DATE 5/11/18

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

