

Recorded: 3/1/2023 at 10:11:22.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 446

MARGIN ABOVE RESERVED FOR RECORDING INFORMATION

PREPARED/SUBMITTED BY/ AND RETURN TO:
AGNIYA VAN VLECK
SOUTHLAW, P.C.
13160 FOSTER SUITE 100
OVERLAND PARK, KS 66213-2660
(913) 663-7600

*No Declaration of Value is required by law to be furnished in regard to this transfer of title because the Deed Consideration is less than \$500.00 428A.2 (21) Iowa Legislature.
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code section 558.69 and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.*

SPECIAL WARRANTY DEED

DATE OF INSTRUMENT: Feb 27, 2023

GRANTOR: Freedom Mortgage Corporation
951 W. Yamato Road, Suite 175
Boca Raton, FL 33431

GRANTEE: Secretary of Veterans Affairs, an Officer of the United States
Tax Statement Department of Veterans Affairs
Loan Guaranty Service
3401 West End Avenue, Suite 760W
Nashville, TN 37203

EFFECTED INSTRUMENT IF APPLICABLE: None

ATTACHMENTS: None

LEGAL DESCRIPTION: DELAWARE COUNTY, IA (CONTINUED ON NEXT PAGE IF APPLICABLE):

Lots Twenty Five (25) and Twenty Six (26), Block Four (4), Sunnyside Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 141, subject to easements of record.

File No. 236033



SPECIAL WARRANTY DEED

WITNESSETH: **Freedom Mortgage Corporation** (referred to as "Grantor"), in consideration of the sum of One Dollar and other valuable consideration to it paid by the **Secretary of Veterans Affairs, an Officer of the United States** (referred to as "Grantee"), whose address is c/o Information Systems & Networks Corporation (ISN), Western Operation Center, Attention: Mortgagee Compliance Manager, 2000 N Classen Blvd. #3200, Oklahoma City, OK 73106, the receipt of which is acknowledged, does by these presents, Grant, Bargain and Sell, Convey and Confirm unto the GRANTEE, its successors and assigns, the lots, tracts or parcels of land, commonly known as 1011 New St, Manchester, IA 52057 (the "Property"), and legally described as:

Lots Twenty Five (25) and Twenty Six (26), Block Four (4), Sunnyside Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 141, subject to easements of record.

Subject to all prior easements, restrictions, reservations and covenants now of record, if any.

TO HAVE AND TO HOLD the premises with all and singular, the rights, privileges, appurtenances and immunities belonging or in anywise appertaining unto the GRANTEE and unto its successors and assigns forever. GRANTOR covenanting that the premises are free and clear from any encumbrance done or suffered by it; and that it will warrant and defend the title to the premises unto the GRANTEE and unto its successors and assigns forever, against the lawful claims and demands of all persons claiming under it.

IN WITNESS, the GRANTOR has caused these presents to be signed by its Fel specialist III (Title) and attested by its Fel specialist II (Title).

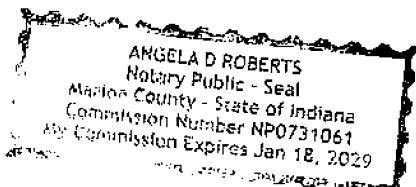
By [Signature] Freedom Mortgage Corporation
Attesting By [Signature] Grantor
Charles Lemons Fel Specialist II Print Name & Title Faca Tracy Fel specialist III Print Name & Title

CORPORATION ACKNOWLEDGMENT

STATE OF Indiana)
) ss.
COUNTY OF Hamilton)

On this 27th day of February, 2023 before me, appeared Erica D. Tracy, to me personally known, who being by me duly sworn, did say that he/she is the Fel Specialist III of Freedom Mortgage Corporation, and that the instrument was signed on behalf of the corporation by authority of its Board of Directors, and he/she acknowledged the instrument to be the free act and deed of the corporation.

IN WITNESS, I have set my hand and affixed my official seal the day and year last above written.



Angela D. Roberts
Notary Public Angela D. Roberts
My Commission Expires 01-18-2029

