

Recorded: 9/27/2023 at 11:57:10.0 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: 2428

Prepared By: Jeremy B. Saint, 329 Pierce Street, Suite 200, Sioux City, IA 51101 Phone: 712-224-7557
After Recording, Return to: K & L Real Estate LLC, 712 Tanglewood Drive, Manchester, IA 52057
Address for Tax Statements: K & L Real Estate LLC, 712 Tanglewood Drive, Manchester, IA 52057

SPECIAL WARRANTY DEED

This Indenture, made on the 19th day of September, 2023 by and between the Secretary of Veterans Affairs, an Officer of the United States of America, whose address is Department of Veterans Affairs, 810 Vermont Ave. N.W., Washington, DC 20420, hereinafter referred to as GRANTOR, for and in consideration of One Dollar (\$1.00) and other good and valuable consideration received from K & L Real Estate LLC, an Iowa limited liability company, hereinafter referred to as GRANTEE, GRANTOR conveys to GRANTEE the following described real estate:

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.

COMMONLY KNOWN AS 1011 NEW ST., MANCHESTER, IA 52057.

GRANTOR covenants with GRANTEES that GRANTOR:

- 1) is lawfully seized of such real estate and that it is free from encumbrances, except easements, reservations, covenants and restrictions of record;
- 2) has legal power and lawful authority to convey the same; and
- 3) warrants and will defend title to the real estate against the lawful claims of all persons claiming the same or any part thereof through, by or under Grantor.

There is no known private burial site, well, disposal site for solid waste, 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.

Exempt from Real Estate Transfer Tax – Iowa Code 428A.2(6).

[SIGNATURE PAGE FOLLOWS]

THE SECRETARY OF VETERANS AFFAIRS,
An officer of the United States of America
By the Secretary's duly authorized property
Management contractor, Vendor Resource Management,
pursuant to a delegation of authority found at 38 C.F.R. 36.4345(f)

Michelle Murphy

Printed Name: Michelle Murphy

Title: AR

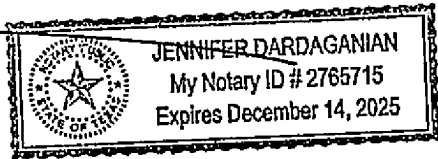
STATE OF Texas)
)
Denton COUNTY)

On this date, before me personally appeared Michelle Murphy, pursuant to a delegation of authority contained in 38 C.F.R. 36.4345(f), to me known to be the person who executed the foregoing instrument on behalf of the Secretary of Veterans Affairs, and acknowledged that he executed the same as the free act and deed of said Secretary.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the

State of Texas aforesaid, this 19th day of September 23.

Jennifer Dardaganian
Notary Public
My term expires: _____



This deed was prepared by Jeremy B. Saint, Iowa Bar No. 9307, who certifies that it is in a form that is in accordance with applicable local, state and federal law.