



Book 2025 Page 1494

Document 2025 1494 Type 03 001 Pages 3  
Date 6/12/2025 Time 1:30:17PM  
Rec Amt \$17.00 Aud Amt \$5.00  
Rev Transfer Tax \$53.60

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

CASH 121370

## **SPECIAL WARRANTY DEED**

This Deed, made and entered by and between Grantor: **U.S. Bank Trust National Association, as Trustee for Treehouse Series V Trust, by SN Servicing Corporation, Its Attorney in Fact**, whose mailing address is **323 Fifth Street, Eureka, CA 95501**, a corporation created and existing under and by virtue of the laws of the United States and Grantee(s): **Marcial Cortes**, whose mailing address will be **105 3rd Street NW, Hopkinton, IA 52237**.

**Witnesseth**, that the Grantor, for and in consideration of the sum of Thirty-Four Thousand and 00/100 Dollar (\$34,000.00) and other valuable consideration paid by the Grantee(s), the receipt of which is hereby acknowledged, does by these presents **Bargain and Sell, Convey and Confirm** unto the Grantee(s), the following described Real Estate, situated in the County of **Delaware** and State of **IOWA**, to-wit:

**The Easterly forty-eight (48) feet of Lot Eighteen (18), Block Four (4), H.A. Carter's Third Addition to Hopkinton, Iowa, according to plat recorded in Book 19 L.D., Page 104A.**

**Parcel # 610000503900**

**COMMONLY KNOWN AS: 105 3RD STREET NW, HOPKINTON, IA 52237**

Subject to building lines, easements, restrictions and conditions of record, if any, and to any zoning law or ordinance affecting the herein described property.

**To Have and to Hold** the same, together with all rights and appurtenances to the same belonging, unto the Grantee(s), and to the heirs and assigns of such Grantee(s) forever.

The Grantor hereby covenanting that it and its successors shall and will **Warrant and Defend** the title of the premises unto the Grantee(s), and to the heirs and assigns of such Grantee(s) forever, against the lawful claims of all persons claiming by, through or under

Grantor by none other, excepting, however, the general taxes for the calendar year and thereafter, and special taxes becoming a lien after the date of this deed.

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.

In Witness Whereof, the Grantor has executed these presents the day and year first below written.

This 13 day of MAY, 2025.

U.S. Bank Trust National Association, as Trustee for  
Treehouse Series V Trust by SN Servicing  
Corporation, Its Attorney in Fact

BY: \_\_\_\_\_

Allison Holland Executive Vice President  
of SN SERVICING CORPORATION, AS  
ATTORNEY IN FACT FOR U.S. BANK TRUST  
NATIONAL ASSOCIATION, AS TRUSTEE FOR  
TREEHOUSE SERIES V TRUST

STATE OF CALIFORNIA    )  
                                  ) ss.  
COUNTY OF HUMBOLDT    )

This record was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2025,  
by \_\_\_\_\_, as \_\_\_\_\_ of SN Servicing  
Corporation as Attorney in Fact for U.S. Bank Trust National Association, as Trustee for  
Treehouse Series V Trust.

Given under my hand and seal of office the day and year last above written.

**California notaries may not  
determine representative capacity**

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

MAIL TAX STATEMENTS TO:  
Marcial Cortes  
105 3rd Street NW, Hopkinton, IA 52237  
WHEN RECORDED MAIL TO:

Marcial Cortes  
105 3rd Street NW, Hopkinton, IA 52237

**ACKNOWLEDGEMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

) ss.

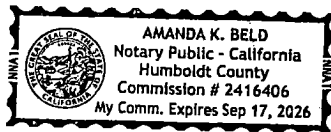
COUNTY OF HUMBOLDT

On MAY 13 2025, before me, Amanda K. Beld, Notary Public, personally appeared Allison Holland, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Seal]



A handwritten signature in cursive script that reads "Amanda K. Beld".

Notary Public: Amanda K. Beld  
My Comm. Expires: Sep 17 2026