

Recorded: 1/14/2026 at 12:46:52.0 PM  
County Recording Fee: \$22.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$25.00  
Revenue Tax: \$0.00  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2026 PG: 101

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MARGIN ABOVE RESERVED FOR RECORDING INFORMATION

PREPARED, SUBMITTED, 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: JAN 13 2026

GRANTOR: Carrington Mortgage Services, LLC  
500 North State College Boulevard  
Suites 1030, 1300 and 1400  
Orange, CA 92868

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 Five (5) and Six (6), Block Thirty Seven (37), Earlville, formerly Nottingham, Iowa,  
according to plat recorded in Book I L.D., Pages 346- 347.

File No. 238983



## SPECIAL WARRANTY DEED

WITNESSETH: Carrington Mortgage Services, LLC (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"), 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 413 Elizabeth St, Earlville, IA 52041 (the "Property"), and legally described as:

**Lots Five (5) and Six (6), Block Thirty Seven (37), Earlville, formerly Nottingham, Iowa, according to plat recorded in Book I L.D., Pages 346- 347.**

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  
REO Supervisor (Title) and attested by its **Post Foreclosure Manager** (Title).

By [Signature] **JAN 13 2026**  
Attesting **Kenneth Hung Keen Ho**  
**Post Foreclosure Manager**  
Print Name & Title  
**Carrington Mortgage Services, LLC**

**Carrington Mortgage Services, LLC**  
By [Signature] **JAN 13 2026**  
Grantor **Joseph Anthony Barragan**  
**REO Supervisor**  
Print Name & Title  
**Carrington Mortgage Services, LLC**

### CORPORATION ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, appeared \_\_\_\_\_, to me personally known, who being by me duly sworn, did say that he/she is the \_\_\_\_\_ of Carrington Mortgage Services, LLC, and that the instrument was signed on behalf of the company by authority of its Board of Directors, and he/she acknowledged the instrument to be the free act and deed of the company.

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

**Alex Ramos Cruz**

Notary Public \_\_\_\_\_  
Print Name **See Attached**  
My Commission Expires \_\_\_\_\_

File No. 238983



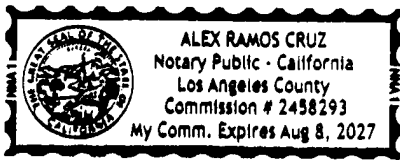
CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

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  
County of Orange }

On January 13<sup>th</sup> 2026 , before me, Alex Ramos Cruz , Notary Public, personally appeared **Joseph Anthony Barragan and Kenneth Hung Keen Ho** , 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 State of California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal.

SIGNATURE

A handwritten signature in black ink, appearing to be 'Alex Ramos Cruz', written over a horizontal line.

ALEX RAMOS CRUZ

PLACE NOTARY SEAL ABOVE

Optional

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of attached document

Title or type of document: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other than Named Above: \_\_\_\_\_