

BK: 2025 PG: 3095
Recorded: 11/17/2025 at 8:32:07.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

MARGIN ABOVE RESERVED FOR RECORDING INFORMATION

Prepared, submitted by and return to:

MELISSA LEE
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: 11/13/2025

GRANTOR: MidFirst Bank
999 N.W. Grand Blvd
Suite 100
Oklahoma City, OK 73118-6116

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: MADISON COUNTY, IA (CONTINUED ON NEXT PAGE IF APPLICABLE):

Lot Eight (8) and the East 58 feet of Lot Seven (7) in Block Seven (7) of the Original Town of Patterson,
Madison County, Iowa

File No. 235953



SPECIAL WARRANTY DEED

WITNESSETH: MidFirst Bank, (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 100 N 6th St, Patterson, IA 50218 (the "Property"), and legally described as:

Lot Eight (8) and the East 58 feet of Lot Seven (7) in Block Seven (7) of the Original Town of Patterson, Madison County, Iowa

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 Vice President (Title) and attested by its Assistant Secretary (Title).

By [Signature]
Attesting **Marc Melvin**
Print Name & Title **Assistant Secretary**

MidFirst Bank
By [Signature]
Grantor **Vannessa Nicholas Vice President**
Print Name & Title

CORPORATION ACKNOWLEDGMENT

STATE OF Oklahoma)
) ss.
COUNTY OF Oklahoma)



On this 13 day of Nov, 2025, before me, appeared Vannessa Nicholas, to me personally known, who being by me duly sworn, did say that he/she is the Vice President of MidFirst Bank, and that the instrument was signed on behalf of the Federally Chartered Savings Association by authority of its Board of Directors, and he/she acknowledged the instrument to be the free act and deed of the Federally Chartered Savings Association.

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



[Signature]
Notary Public **Kayla Baird**
Print Name
My Commission Expires 06/16/27

File No. 235953

