

\$151,000

BK: 2026 PG: 1817
Recorded: 6/18/2026 at 12:41:11.0 PM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$240.80
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

File No: IA2506363R

Prepared By: Mitchell L. Taylor, Attorney, Cray Law Firm 420 N. Roosevelt Avenue,
Suite 110, Burlington, IA 52601 (319)752-4537.

Address Tax Statement To:

Matthew Lewis Hunter
1123 Annie Drive
Winterset, IA 50273

After Recording, Send to:

Matthew Lewis Hunter
1123 Annie Drive
Winterset, IA 50273

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.

Parcel Number: 820000107031000

SPECIAL WARRANTY DEED

Idaho Housing and Finance Association, ("Grantor"), of **565 W. Myrtle Street, Boise, ID 83702**, for and in the consideration of \$151,000.00 (One Hundred Fifty One Thousand Dollars and Zero Cents) and other good and valuable consideration, in hand paid receipt of which is hereby acknowledged, grants, bargains, sells and conveys with covenants of special warranty to **Matthew Lewis Hunter**, ("Grantee"), whose tax mailing address is **1123 Annie Drive, Winterset, IA 50273**, the following described real estate situated in the County of Madison, State of Iowa:

LOT FIVE (5) IN BLOCK SEVEN (7) OF THE ORIGINAL TOWN OF WINTERSET, MADISON COUNTY, IOWA

Property Address: 323 W GREEN ST, WINTERSET, IA 50273

Property Address is: 323 W GREEN ST, WINTERSET, IA 50273

Prior deed recorded at **Official Records Book 2025 Page 2391**

Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above and below, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever. Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, but against no other.

Executed by the undersigned on June 5, 2026:

Idaho Housing and Finance Association

By: Sheri Walmer

Name: Sheri Walmer

Its: Foreclosure Supervisor

STATE OF Idaho
COUNTY OF Ada

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT Sheri Walmer as Foreclosure Supervisor on behalf of **Idaho Housing and Finance Association**, personally known to me or has produced drivers license as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 5 day of June, 2026.

Stacie Ruffing
Notary Public
Comm Exp: 11/30/28

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

