

BK: 2026 PG: 3033
Recorded: 10/9/2026 at 3:29:47.0 PM
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

Prepared By: Jeremy B. Saint, 329 Pierce Street, Suite 200, Sioux City, IA 51101 Phone: 712-224-7557
After Recording, Return to: Rudolf Investments, LLC, 4883 Newbold Street., St. Charles, IA 50240
Address for Tax Statements: Rudolf Investments, LLC, 4883 Newbold Street., St. Charles, IA 50240

SPECIAL WARRANTY DEED

This Indenture, made on the 29 day of September, 2026 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 Rudolf Investments, LLC, an Iowa limited liability company, hereinafter referred to as GRANTEE, GRANTOR conveys to GRANTEE the following described real estate:

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.

COMMONLY KNOWN AS 100 N. 6TH ST., PATTERSON, IA 50218.

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)

Printed Name: Jeff Gosdin

Title: AUP

STATE OF Texas)
)
Denton COUNTY)

On this date, before me personally appeared Jeff Gosdin, 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.

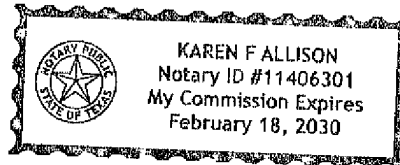
In Witness Whereof, I have hereunto set my hand and affixed my official seal in the

State of Texas aforesaid, this 29 day of September, 2026

Karen Fallison

Notary Public

My term expires: 2-18-30



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.