



BK: 2017 PG: 2548
Recorded: 8/16/2017 at 9:31:31.0 AM
Fee Amount: \$22.00
Revenue Tax: \$1,053.60
LISA SMITH RECORDER
Madison County, Iowa

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)
Adam Doll, 1009 Main Street, Adel, IA 50003, (515) 993-4545

Taxpayer Information: (name and complete address)
RD ESW, LLC c/o Jodi Page, 12289 Stratford Drive, Clive, IA 50325

Return Document To: (name and complete address)
Adam Doll, 1009 Main Street, Adel, IA 50003

Grantors:
National Affordable Housing Foundation

Grantees:
RD ESW, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

Warranty Deed

For the consideration of One Dollar(s) and other valuable consideration, National Affordable Housing Foundation, a non-profit corporation organized and existing under the laws of Iowa does hereby Convey to RD ESW, LLC the following described real estate in Madison County, Iowa:

A parcel of land located in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section One (1), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., City of Earlham, Madison County, Iowa, described more particularly as follows, to wit: Commencing at a point 33 feet North and 932 feet West of the Southeast corner of the Northeast Quarter (1/4) of said Section One (1), thence West 360 feet, thence North 00°31' East 330 feet, thence East 360 feet, thence South 00°31' West 330 feet to the point of beginning.

***See attached addendum for certain restrictions.**

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: 8-10-17.

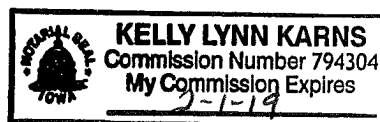
National Affordable Housing Foundation, a non-profit corporation

By [Signature] Jodi Page, President

STATE OF Iowa, COUNTY OF Polk

This record was acknowledged before me on August 10, 2017, by Jodi Page as President of National Affordable Housing Foundation.

[Signature]
Signature of Notary Public



ADDENDUM

- a) RD ESW, LLC and any successors in interest, agree to use the property described herein in compliance with 42 U.S.C. 1485 (Section 515), and applicable regulations and the subsequent amendments for the purpose of housing very low, low, and moderate income households.
- b) The period of the restrictions will be thirty (30) years.
- c) When required by § 3560.658(a)(1) or (a)(2), RD ESW, LLC and any successors in interest agree that at the end of the expiration of the period described in paragraph (b) of this section, the property will be offered for sale to a qualified nonprofit organization or public body, in accordance with previously cited statutes and regulations.
- d) The Agency and eligible tenants or applicants may enforce these restrictions.
- e) RD ESW, LLC and any successors in interest also agree to:
 - 1. To set rents, other charges, and conditions of occupancy in a manner to meet these restrictions;
 - 2. To post an Agency approved notice of this restriction for tenants of the property;
 - 3. To adhere to applicable local, state, and Federal laws; and
 - 4. To obtain Agency concurrence for any rental procedures that deviate from those approved at the time of prepayment, prior to implementation.
- f) RD ESW, LLC and any successors in interest will be released from these obligations before the termination period in paragraph (b) of this section only when the Agency determines that there is no longer a need for the housing or that financial assistance provided the residents of the housing will no longer be provided due to no fault, action, or lack of action on the part of the borrower.