



Document 2020 1226

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Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$260.80 ANNO

Rev Stamp# 116 DOV# 116 SCAN

LISA SMITH, COUNTY RECORDER CHEK

MADISON COUNTY IOWA

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309

Phone No.: (515)453-5724

F Mail tax statements to and return to:
Dale A. Feazell, 514 S 8th Ave, Winterset, IA 50273

INL73920

1/a

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **IB Trading, LLC, a limited liability company**, does hereby convey the following described real estate to **Dale A. Feazell, a single person**:

Parcel "D" located in the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa, containing 0.295 acres, as shown in Plat of Survey filed in Book 2, Page 413 on September 15, 1999, in the Office of the Recorder of Madison County, Iowa.



SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

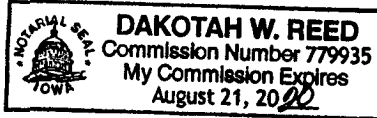
The Limited Liability Company does hereby covenant with Grantee, and successors in interest, that Company holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and the Company 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, and as masculine or feminine gender, according to the context.

IB Trading, LLC

Rachel Eller

Rachel Eller
Manager



STATE OF Iowa
COUNTY OF Dallas

SS:

This instrument was acknowledged before me on April 9th 2020 by Rachel Eller as Manager of IB Trading, LLC.

Dakotah Reed
Notary Public in and for said State