

CONSIDERATION \$80,000

BK: 2020 PG: 1848
Recorded: 5/28/2020 at 12:58:15.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$127.20
LISA SMITH RECORDER
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)453-4637

Mail tax statements to and return to:
Tamara S Fisher, 109 W Grade St, Winterset, IA 50273

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 **Tamara S Fisher, a single person**:

Lot Seven (7) in Block Two (2) of Bowsby's Addition to the Town of Winterset, Madison County, Iowa.

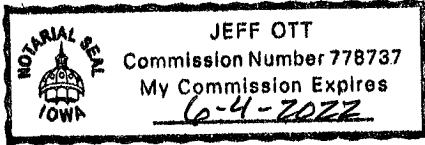
Order No.: 808-11620/BS

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 L Eller

Rachel Eller
Printed Name

STATE OF Iowa

COUNTY OF Dallas

)
) SS:

This instrument was acknowledged before me on May 26th 2022 by Rachel Eller as Manager of IB Trading, LLC.

Jeff Ott
Notary Public in and for said State