



Document 2022 1165

Book 2022 Page 1165 Type 03 001 Pages 2
Date 4/22/2022 Time 11:52:02AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$47.20
Rev Stamp# 137 DOV# 132
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

\$30,000

SPACE ABOVE FOR RECORDER


Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306
Tax Statement
& Return to: Kenneth and Laura Luckinbill, 1224 200th St., Dexter, IA 50070

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WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **IB Trading, LLC, an Iowa Limited Liability Company**, (the "Grantor") does hereby Convey to **Kenneth Luckinbill and Laura Luckinbill**, (the "Grantees"), as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Lot Three (3) of the Duff & Jordan Addition to the City of Winterset, Madison County, Iowa. 

This deed is being conveyed by a Limited Liability Company in the ordinary course of business and is being signed by a member and/or manager who has the authority to act on behalf of the Limited Liability Company.

Grantor does Hereby Covenant with Grantees, and successors in interest, that Grantor holds the real estate by title in fee simple; that Grantor 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 Grantor 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.

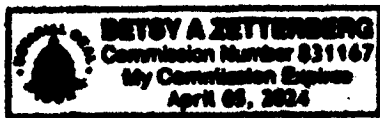
Dated: 4/21/22

IB Trading, LLC, an Iowa Limited Liability Company

By Rachel Eller, manager
Printed Name: Rachel Eller
Title: Manager

STATE OF IA, COUNTY OF Madison

This record was acknowledged before me on this 21st day of April, 2022, by Rachel Eller as Manager of IB Trading, LLC.



Betsy Zetterberg
Notary Public

My Commission Expires: 4-25-2024