



Document 2022 2382

Book 2022 Page 2382 Type 03 001 Pages 2
Date 8/10/2022 Time 3:39:25PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$199.20
Rev Stamp# 299 DOV# 290
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

\$125,000⁰⁰

SPACE ABOVE FOR RECORDER

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306

Tax Statement

& Return to: Clear Skies Investments, LLC, 9613 Forest Ave, Clive IA 50325

RVB130470

$\frac{1}{2}$

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 **Clear Skies Investments, LLC, an Iowa Limited Liability Company** (the "Grantee"), the following described real estate:

The East Fifty (50) feet of Lot Seven (7) in Block Two (2) of Goe's Addition to Winterset, Madison County, Iowa.



This deed is being conveyed by a Limited Liability Company in the ordinary course of business signed by a representative with the authority to act on behalf of the Limited Liability Company.

There is no known private burial site, well, solid waste disposal site, 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.

Grantor does Hereby Covenant with Grantee, 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: 8-8-22

IB Trading, LLC
an Iowa Limited Liability Company



By Rachel Eller

Printed Name: Rachel Eller

Title: Manager

STATE OF IA, COUNTY OF Madison

This record was acknowledged before me on this 8th day of August, 2022, by Rachel Eller as Manager of IB Trading, LLC.

A handwritten signature in cursive script, appearing to be "BJV", written over a horizontal line.

Notary Public

My Commission Expires: 4-05-24