



Document 2022 3094

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Date 10/24/2022 Time 12:20:54PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$135.20

Rev Stamp# 402 DOV# 396

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

#85,000

SPACE ABOVE FOR RECORDER

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

Tax Statement

Return to: Flex Storage, LLC, 10979 Timberland Dr., Story City, IA 50248

LIN132910

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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 **Flex Storage, LLC, an Iowa Limited Liability Company** (the "Grantee"), the following described real estate:

Lot Three (3) of Mandolfo Addition, Plat No. 1, City of 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.

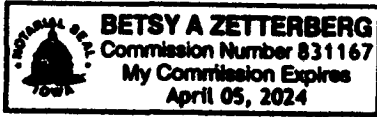
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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: 10/19/22

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 19th day of October, 2022, by Rachel Eller as Manager of IB Trading, LLC.

[Signature]
Notary Public

My Commission Expires: April 05, 2024