



Document 2022 3369

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Date 11/18/2022 Time 2:10:06PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$151.20

Rev Stamp# 448 DOV# 440

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$95,000⁰⁰

WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
Recorder's Cover Sheet

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

^{2/1}
Taxpayer Information: Michael Smith and Christy Smith, 115 E. Filmore Street, Winterset, IA
50273

Return Document To: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273

Grantors: IB Trading, LLC

Grantees: Michael Smith and Christy Smith

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of Ninety-Five Thousand Dollar(s) and other valuable consideration, IB Trading, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Michael Smith and Christy Smith, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot Seven (7) in Block Three (3) of Pitzer & Knight's Addition to the City of Winterset, Madison County, Iowa.



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.

The grantor hereby covenants with grantees, and successors in interest, that it 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 it 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, according to the context.

Dated: 11/16/22

IB Trading, LLC, an Iowa limited liability company

By Rachel Eller, manager
Rachel Eller, Manager

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 11-16-2022, by Rachel Eller, as Manager, of IB Trading, LLC a limited liability company.

Todd Reed Kale
Signature of Notary Public

