

BK: 2022 PG: 3453
Recorded: 12/1/2022 at 10:22:20.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$212.00
LISA SMITH RECORDER
Madison County, Iowa

Return To: Brandi Mountain, 806 E Jefferson Street, Winterset, IA, 50273
Taxpayer: Brandi Mountain, 806 E Jefferson Street, Winterset, IA 50273
Preparer: Mark A Critelli, 2924 104th St, Urbandale, IA 50322, Phone: (515) 255-8750

WARRANTY DEED
(CORPORATE GRANTOR)

For the consideration of One Dollar(s) and other valuable consideration, **IB Trading, LLC**, a Limited Liability Company organized and existing under the laws of IA, does hereby Convey to **Brandi Mountain, an unmarried person, and Joseph Simpson, an unmarried person as joint tenants with full rights of survivorship and not as tenants in common** the following described real estate in Polk County, Iowa:

Lot Three (3) in Block Thirteen (13) of LAUGHRIDGE & CASSIDAY'S ADDITION to the Town of Winterset, Madison County, Iowa.

The Corporation 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.

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.

Dated: 11/30/22

IB Trading, LLC, a Limited Liability Company

By Rachel L. Eller, Manager
Rachel L. Eller, Manager

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on November 30, 2022,
by Rachel L. Eller, as a Manager of IB Trading, LLC, a Limited Liability Company.

Wendy Matis
Signature of Notary Public

