



Document 2023 1083

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Date 5/17/2023 Time 2:06:38PM

Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$395.20 ANNO

Rev Stamp# 143 DOV# 144 SCAN

BRANDY MACUMBER, COUNTY RECORDER CHEK

MADISON COUNTY IOWA

\$247,500⁰⁰

SPACE ABOVE FOR RECORDER

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


Tax Statement

Return to: Trey Maynes and Lauren Erickson, 317 E North St., Winterset IA 50273

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 **Trey Maynes, a single person, and Lauren Erickson, a single person** (the "Grantees"), as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

The East 90 feet of the South 148 1/2 feet of Lot Six (6), Depot Addition to the City of Winterset, Madison County, Iowa, as shown in Plat of Survey filed in Town Plat Book 2, Page 156 on November 6, 1992 in the Office of the Recorder of 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 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: 5/16/2023

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 16th day of May, 2023, by
Rachel Eller as Manager of IB Trading, LLC.

[Signature]
Notary Public

My Commission Expires: April 5, 2024

