



BK: 2023 PG: 846
 Recorded: 4/25/2023 at 12:01:34.0 PM
 Pages 2
 County Recording Fee: \$17.00
 Iowa E-Filing Fee: \$3.00
 Combined Fee: \$20.00
 Revenue Tax: \$228.80
 BRANDY L. MACUMBER, RECORDER
 Madison County, Iowa

\$143,500.00

SPACE ABOVE FOR RECORDER

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306
 Tax Statement
 & Return to: Gabriel Vredenburg and Trinity A. Frank, 217 East Jefferson Street, Winterset, Iowa 50274.

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 **Gabriel Vredenburg and Trinity A. Frank, a married couple** (the “Grantees”), as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Lot 7 in Block 13 of the ORIGINAL TOWN OF WINTERSET, an Official Plat, now included in and forming a part of the 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 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: 4-21-23

IB Trading, LLC
an Iowa Limited Liability Company

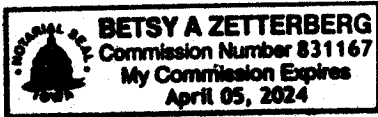
By Rachel Eller Rachel Eller

Printed Name: Rachel Eller

Title: Manager

STATE OF IA, COUNTY OF Madison

This record was acknowledged before me on this 21 day of April, 2023, by
Rachel Eller as Manager of IB Trading, LLC.



[Signature]

Notary Public

My Commission Expires: April 5, 2024