



Document 2024 2370

Book 2024 Page 2370 Type 03 001 Pages 2
Date 9/30/2024 Time 3:55:53PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$207.20
Rev Stamp# 336 DOV# 330
BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

\$130,000.00

**WARRANTY DEED
(CORPORATE GRANTOR)
Recorder's Cover Sheet**

Preparer Information: Kyle A. Weber, 101 ½ W Jefferson, PO Box 230, Winterset, IA 50273
(515) 462-3731

¹/₂ **Taxpayer Information:** Rachel Eller, 223 W Lane St, Winterset, IA 50273

^E **Return Document To:** Rachel Eller, 223 W Lane St, Winterset, IA 50273

Grantors: IB Trading, LLC

Grantees: Rachel Eller


Legal Description: See Page 2

Document or instrument number of previously recorded documents:



**WARRANTY DEED
(CORPORATE GRANTOR)**

For the consideration of One Hundred Thirty 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 Rachel Eller, the following described real estate in Madison County, Iowa:

Lot Eight (8) and the East One-half (1/2) of Lot Seven (7) in Block Twenty-four (24) of the Original Town 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 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.

Dated: 9.30.24

IB Trading, LLC, an Iowa limited liability company

By Rachel J Eller, Manager
Rachel Eller, Manager

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on September 30, 2024 by Rachel Eller, as Manager, of IB Trading, LLC a limited liability company.

Kristina Brockmeyer
Signature of Notary Public

