



Document 2024 687

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Date 4/01/2024 Time 12:04:49PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$196.00

Rev Stamp# 86 DOV# 89

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$123,000⁰⁰

Preparer: Tyler M. Phelan, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801 (6004SUM)

Return To: Michael Zetterberg, 415 E Washington, Winterset, Iowa 50273

Taxpayer Information: Michael Zetterberg, 415 E Washington, Winterset, Iowa 50273

$\frac{1}{2}$

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **IB Trading, LLC, a Limited Liability Company** organized and existing under the laws of the State of Iowa does hereby Convey to **Michael Zetterberg, a single person**, , the following described real estate:

Lot Seven (7) in Block Two (2) of Gaff & Bevington's Addition to the 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.

Subject to all covenants, restrictions and easements of record.

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, and as masculine or feminine gender, according to the context.

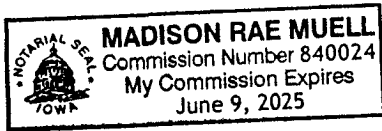
Dated: 3-29-24

IB Trading, LLC, a Limited Liability
Company

By: Rachel Eller Manager
Rachel Eller, Member/Manager

STATE OF IA, COUNTY OF Polk) ss:

This record was acknowledged before me on March 29th 2024 by **Rachel Eller, as
Member/Manager of IB Trading, LLC, an Iowa Limited Liability Company.**



Madison Muell
Notary Public in and for said State