



Document 2011 839

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Date 4/01/2011 Time 12:22 PM

Rec Amt \$19.00 Aud Amt \$5.00

Rev Transfer Tax \$167.20

Rev Stamp# 85 DOV# 94

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX ✓  
ANNO  
SCAN  
CHEK



\$104,800

### Warranty Deed

(Corporate/Business Entity Grantor)  
THE IOWA STATE BAR ASSOCIATION  
Official Form #335

#### Recorder's Cover Sheet

#### Preparer Information: (Name, address and phone number)

Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

#### Taxpayer Information: (Name and complete address)

Brad Van Weelden, 5672 NW 5th Ct Des Moines, IA 50313

#### Return Document To: (Name and complete address)

Brad Van Weelden, 5672 NW 5th Ct Des Moines, IA 50313

#### Grantors:

IB Trading, LLC

#### Grantees:

Brad Van Weelden

Legal description: See Page 2

Document or instrument number of previously recorded documents:



# Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of \$104,800.00 \_\_\_\_\_ Dollar(s) and other  
valuable consideration, IB Trading, LLC

a(n) limited liability company \_\_\_\_\_ organized and existing under  
the laws of Iowa \_\_\_\_\_ does hereby Convey to Brad Van Weelden

\_\_\_\_\_ the following described real estate in Madison \_\_\_\_\_ County, Iowa:  
See Attached

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, according to the context.

Dated: 3-31-11

IB Trading, LLC  
a(n) limited liability company

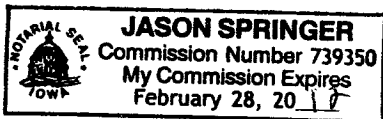
By James C. Eller  
James C. Eller, Manager, solely  
Managed - CE

By \_\_\_\_\_

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 3-31-11  
by James C. Eller  
as Manager, Solely Managed LLC  
of IB Trading, LLC

[Signature], Notary Public



The North Half (1/2) of the Northeast Quarter (1/4), AND the North one-fourth (1/4) of the South Half (1/2) of the Northeast Quarter (1/4) of Section Seventeen (17), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa, EXCEPT the following three tracts, to-wit:

1. Commencing at the Northwest Corner of the North Half (1/2) of the Northeast Quarter (1/4) of said Section Seventeen (17), thence East 13 chains, thence South 12 chains, 95 links, thence West 13 chains, thence North 12 chains, 95 links to the Place of Beginning.
2. Parcel "A" located in the East Half (1/2) of the Northeast Quarter (1/4) of said Section Seventeen (17), containing 40.00 acres, as shown in Plat of Survey filed in Book 2002, Page 2360 on May 15, 2002, in the Office of the Recorder of Madison County, Iowa.
3. Parcel "B" located in the West Half (1/2) of the Northeast Quarter (1/4) of said Section Seventeen (17), containing 3.11 acres, as shown in Amended Plat of Survey filed in Book 2011, Page 751 on March 22, 2011, in the Office of the Recorder of Madison County, Iowa.