



Document 2012 455

Book 2012 Page 455 Type 03 001 Pages 3

Date 2/14/2012 Time 12:02 PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$148.80

Rev Stamp# 36 DOV# 37

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK



\$93,500

### Warranty Deed

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

#### Recorder's Cover Sheet

1/2

**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)

John W. Rinkert, 321 N 9th St., Winterset, IA 50273

✓

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

John W. Rinkert, 321 N 9th St., Winterset, IA 50273

**Grantors:**

IB Trading, LLC

**Grantees:**

John W. Rinkert

Legal description: See Page 2

Document or instrument number of previously recorded documents:



# Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of \$93,500.00 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 John W. Rinkert

the following described real estate in Madison County, Iowa:  
See 1 in Addendum

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: 2/9/12

IB Trading, LLC  
a(n) limited liability company

By James C. Eller  
James C. Eller, Manager

By \_\_\_\_\_

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this Feb. 9, 2012  
by James C. Eller  
as Manager  
of IB Trading, LLC

Jennifer Stover, Notary Public



## Addendum

1. A part of Out Lot 1 in Laughridge and Cassidy's Addition to Winterset, Madison County, Iowa, more particularly described as follows: Beginning at the northwest corner of Out Lot 1 of Laughridge and Cassidy's Addition; thence east, along the north line of said Out Lot 1, 100.00 feet; thence south, parallel with the west line of said Out Lot 1, 118.5 feet to a point 8.5 feet north of the centerline of an existing spur track; thence westerly, along a line parallel with and 8.5 feet northerly from said spur track, 100.0 feet to a point on the west line of said Out Lot 1; thence North 120.4 feet to a point of beginning. All of above parcel being in Out Lot 1 of Laughridge and Cassidy's Addition to Winterset, Madison County, Iowa.

IB Trading, LLC, is a member-managed LLC and James C. Eller, as member-manager for the LLC, has authority to sign on behalf of the LLC. All members have consented to this sale.

