



Document 2012 1778

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Date 6/18/2012 Time 3:25 PM

Rec Amt \$12.00 Aud Amt \$15.00

Rev Transfer Tax \$63.20

Rev Stamp# 176 DOV# 187

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX ✓
ANNO
SCAN
CHEK

40,000.00

Return Document To: IB Trading, LLC, 321 N 9th Street, Winterset, IA 50273

Preparer Information: David D. Nelson, 213 N. Ankeny Blvd., Suite 100, Ankeny, IA 50023 515-964-3633

Address Tax Statement: IB Trading, LLC, 321 N 9th Street, Winterset, IA 50273

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Birchwood Estates, L.L.C., an Iowa Limited Liability Company ("Grantor") does hereby Convey to IB Trading, LLC, an Iowa Limited Liability Company, the following described real estate in Madison County, Iowa:

Lot Five (5) in Block Two (2) in Birchwood Estates, Plat No. 1, an Addition to the City of Winterset, Madison County, Iowa, AND

Lot Eight (8) in Block Three (3) in Birchwood Estates, Plat No. 1, an Addition to the City of Winterset, Madison County, Iowa, AND

Lots One (1), Ten (10) and Eleven (11) in Block Four (4) in Birchwood Estates, Plat No. 1, an Addition to the City of Winterset, Madison County, Iowa.


Grantor does Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have 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 grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Grantor further covenants as follows: Grantor is a manager-managed limited liability company. This conveyance is in the ordinary course of business of Grantor. The person signing below has the requisite authority to sign this deed on behalf of the Grantor.

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: June 14, 2012

Birchwood Estates, L.L.C., Grantor

By 
William E. Kline, Manager

STATE OF IOWA, COUNTY OF POLK

This instrument was acknowledged before me on June 14, 2012, by William E. Kline, Manager.



, Notary Public

