



Document 2012 2508

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Date 8/27/2012 Time 3:40 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$184.00

Rev Stamp# 258 DOV# 278

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA



\$115,400

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)

Mark L. Smith, PO BOX 230, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

Michele Yohn, 1775 Pammel Park Road, Winterset, IA 50273

Return Document To: (Name and complete address)

Michele Yohn, 1775 Pammel Park Road, Winterset, IA 50273

Grantors:

IB Trading, LLC

Grantees:

Michele Yohn, Single

Legal description: See Page 2

Document or instrument number of previously recorded documents:



Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of _____ 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 Michele Yohn, Single

_____ the following described real estate in Madison County, Iowa:
Parcel "B" located in the West 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 5th P.M., Madison County,
Iowa, 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

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.

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 sin-
gular or plural number, according to the context.

Dated: 8/22/2012

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 22nd of August, 2012
by James C. Eller
as Manager
of IB Trading, LLC

Mark L. Smith
_____, Notary Public

