



Document 2012 3989

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Date 12/28/2012 Time 11:31 AM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$34.40  
Rev Stamp# 399 DOV# 419  
LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX  
ANNO  
SCAN  
CHEK



### 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)

Kimberly Crase, 14410 Hickory Dr., Urbandale, IA 50322

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

Kimberly Crase, 14410 Hickory Dr., Urbandale, IA 50322

**Grantors:**  
IB Trading, LLC

**Grantees:**  
Kimberly Crase

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



# Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of \$22,000.00 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 Kimberly Crase

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

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: 12/6/12

IB Trading, LLC  
a(n) Limited Liability Company

By James C. Eller  
James C. Eller, Member

By \_\_\_\_\_

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 12/6/12  
by James C. Eller  
as Member  
of IB Trading, LLC

Jennifer Stover, Notary Public

