



Document 2013 787

Book 2013 Page 787 Type 03 001 Pages 2
Date 3/18/2013 Time 12:09 PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$151.20
Rev Stamp# 67

INDX ✓
ANNO ✓
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



Warranty Deed

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

Recorder's Cover Sheet

\$94,900

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)

Michael P. Eller, 315 N 8th Ave., Winterset, IA 50273

Return Document To: (Name and complete address)

Michael P. Eller, 315 N 8th Ave., Winterset, IA 50273

Grantors:

IB Trading, LLC

Grantees:

Michael P. Eller

CT 13143711
Legal description: See Page 2 *12.00*
Rev 151.20

9490

Document or instrument number of previously recorded documents:



Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of \$94,900.00 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 Michael P. Eller

the following described real estate in Madison County, Iowa:
The South Half (1/2) of Lots Three (3) and Four (4), Block Twenty-three (23) of West 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.

This deed is in satisfaction of a Real Estate Contract filed in Book 2010, Page 954 of the Recorder's
Office of Madison County, Iowa.

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: 3-8-13

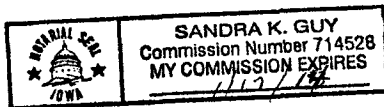
IB Trading, LLC
a(n) Limited Liability Company

By James C. Eller Member Manager
James C. Eller, Member-Manager

By _____

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this March 8, 2013
by James C. Eller
as Member-Manager
of IB Trading, LLC



Sandra K. Guy, Notary Public