



Document 2015 268

Book 2015 Page 268 Type 03 001 Pages 3

Date 2/02/2015 Time 3:36 PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$231.20

Rev Stamp# 25

INDX ✓

ANNO ✓

SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK



\$145,000

### 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, (515) 462-3731

**Taxpayer Information:** (Name and complete address)

Kevin Halstrum and Mary Halstrum, 1491 Roseman Bridge Road, Winterset, IA 50273

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

Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273

**Grantors:**

**Grantees:**

**Legal description:** See Page 2

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



# Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of -----\$145,000.00----- 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 Kevin Halstrum and Mary  
Halstrum, as Joint Tenants with full rights of survivorship and not as Tenants in Common,  
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.

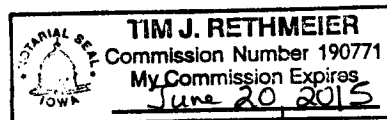
Dated: January 26, 2015

IB Trading, LLC  
a(n) limited liability company

By James C. Eller, Manager  
James C. Eller, Manager

By \_\_\_\_\_  
\_\_\_\_\_

STATE OF IOWA, COUNTY OF MADISON  
This record was acknowledged before me on this 26<sup>th</sup> day of January, 2015,  
by James C. Eller  
as Manager  
of IB Trading, LLC



Tim J. Rethmeier  
Signature of Notary Public

## Addendum

1. Parcel "D" located in the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Fourteen (14), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M. , Madison County, Iowa, containing 3.04 acres, as shown in Plat of Survey filed in Book 2007, Page 4535 on December 26, 2007, in the Office of the Recorder of Madison County, Iowa.

This Deed is given in fulfillment of a Real Estate Contract dated December 1, 2010, and recorded on December 2, 2010, in Book 2010, Page 3045 of the Recorder's Office 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.

This deed is exempt according to Iowa Code 428A.2(21).