



Document 2015 2599

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Date 9/03/2015 Time 3:22:34PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$35.20

ANNO

Rev Stamp# 325 DOV# 339

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA



\$22,500

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, POB 230, Winterset, IA 50273, (515) 462-3731

$\frac{1}{2}$

Taxpayer Information: (Name and complete address)

Michael P. Eller, 209 West Filmore, Winterset, IA 50273

Return Document To: (Name and complete address)

Farmers & Merchants State Bank, POB 29, Winterset, IA 50273

Grantors:

I B Trading, LLC

Grantees:

Michael P. Eller

Legal description: See Page 2

Document or instrument number of previously recorded documents:



Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of 22,500.00 Dollar(s) and other
valuable consideration, I.B. 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:
Lot Seven (7) in Block Six (6) of Pitzer & Knight's Addition to the City of Winterset, 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 singular or plural number, according to the context.

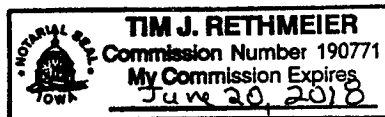
Dated: September 1st, 2015

I.B. 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 record was acknowledged before me on this 1st day of September, 2015,
by James C. Eller
as Member-Manager
of I.B. Trading, LLC



Tim J. Rethmeier
Signature of Notary Public