



Document 2016 2455

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Date 8/25/2016 Time 10:28:09AM

Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$22.40

Rev Stamp# 328 DOV# 332

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

Prepared by: Kayla Thorndike, Oak Helm Partners, 2920 Harrison Street Davenport Iowa 52803 563-326-6401

Address Tax Statement: IB Trading LLC 3014 Mallard Avenue Lorimor, Iowa 50149 SPACE ABOVE THIS LINE
Return after recording to: IB Trading LLC 3014 Mallard Avenue Lorimor Iowa 50149 FOR RECORDER

\$14,500

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the sum of One Dollar and Other Good and Valuable Consideration in hand paid

OHP 17, LC

do hereby Convey to

IB Trading, LLC

all our right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

Parcel "D", located in the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa, containing 0.295 acres as shown in Plat of Survey filed in Book 2, Page 413 on September 15, 1999 in the Office of the Recorder of Madison County, Iowa.
(More Commonly Known as 514 8th Avenue S, Winterset)

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the above described premises.

The grantor further warrants to the grantees all of the following: That the limited liability company, OHP 17, LC validly exists; that the LC is manager-managed; that this conveyance is in the ordinary course of the business of the LC; that the transfer by the LC to the grantees is effective and rightful; and that the undersigned knows of no facts or legal claims which might impair the validity of the LC or the validity of the transfer and that the undersigned manager delivers this instrument with full power and authority on behalf of the LC, and the execution of the same has been approved by all required votes of the LC.

Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: 8/11/16

OHP 17, LC

By: Nancy H. Coon
Nancy H. Coon, Manager

STATE OF IOWA, SCOTT COUNTY: ss.

On the 11 day of August, 2016, before me, the undersigned, a Notary Public in and for said County and State personally appeared Nancy H. Coon to me personally known, who, being on oath duly sworn depose and state that she is the **Manager** and of **OHP 17, LC**; that the said instrument was signed on behalf of the said LLC by authority of votes of its managers or members, as the case may be; and that the said **Manager** as such authorized agent, acknowledged the execution of this instrument as the voluntary act and deed of said LLC, by it and her voluntarily executed.

Kayla Marie Thorndike
Notary Public in and for said County and State

