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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 335
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, (515) 462-3731

Taxpayer Information: (Name and complete address)
Michael Eller, 417 E. Filmore, Winterset, IA 50273

✓ **Return Document To:** (Name and complete address)
Michael Eller, 417 E. Filmore, Winterset, IA 50273

Grantors:
IB Trading, LLC

Grantees:
Michael Eller

Legal description:

Document or instrument number of previously recorded documents:



**WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)**

For the consideration of \$1 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 Eller

the following described real estate in Madison County, Iowa:
Lot Seven (7) in Block Two (2) of Pitzer's Addition to the Town of Winterset, Madison County, Iowa.

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

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 on 9-16-16.

IB Trading, LLC, a(n) limited liability company

By James C. Eller
James C. Eller, Manager

By _____

STATE OF IOWA, COUNTY OF MADISON
This record was acknowledged before me on September 16, 2016 by James C. Eller

as Manager
of IB Trading, LLC



Kim Leonard
Signature of Notary Public