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Date 1/06/2017 Time 3:39:43PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$199.20

Rev Stamp# 13

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK



\$125,000

WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form #101

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067 Phone: (515) 462-4912

Taxpayer Information: (Name and complete address)

IB Trading, LLC, c/o James C. Eller, 3014 Mallard Avenue, Lorimor, IA 50149

Return Document To: (Name and complete address)

Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067

Grantors:

Roland L. Ham and Shirley J. Ham,
as Co-Trustees of the Ham Family Trust,
a Revocable Living Trust, under
Trust Agreement, dated
December 17, 2012

Grantees:

IB Trading, LLC

Legal description: See Page 2

Document or instrument number of previously recorded documents: N/A



WARRANTY DEED

For the consideration of \$125,000.00-----Dollar(s) and other valuable consideration,
Roland L. Ham and Shirley J. Ham, as Co-Trustees of the Ham Family Trust, a Revocable Living Trust, under Trust
do hereby Convey to IB Trading, LLC, Agreement, dated December 17, 2012

the following described real estate in Madison County, Iowa:
All that part of the North Half (1/2) of the Southeast Quarter (1/4) of Section Eight (8), Township Seventy-five (75)
North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, lying West of the highway, the West
line of which commences 1,081 feet East of the center of said Section Eight (8) and runs South 15°20' East, 790.5
feet, thence Southeasterly 599.6 feet along a 3,853 foot radius curve with central angle of 8°55', thence South, 24°15'
East, to a point on the South line of said 80-acre tract approximately 1,175 feet West of the Southeast corner thereof.

This Deed is in fulfillment of the Real Estate Contract dated October 24, 2016 and filed for record with the Madison
County Recorder's Office on October 27, 2016 in Book 2016 at Page 3211, which Buyer's interest
was assigned to Farmers and Merchants State Bank, Winterset, Iowa, by Assignment
dated October 24, 2016 and filed for record on October 31, 2016 in the Madison
County Recorder's Office in Book 2016 at Page 3282.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by
title in fee simple; that they have 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 grantors Covenant to
Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated.
Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the
real estate. Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular
or plural number, and as masculine or feminine gender, according to the context.

Dated: October 24, 2016

Roland L. Ham

Roland L. Ham, Co-Trustee

(Grantor)

Shirley J. Ham

Shirley J. Ham, Co-Trustee

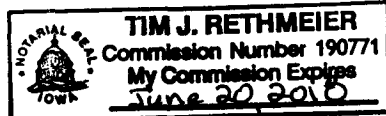
(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me this 24-day of October, 2016, by Roland L. Ham
and Shirley J. Ham, as Trustees of the Ham Family Trust, a Revocable Trust Agreement, under Trust Agreement,
dated December 17, 2012



Tim J. Rethmeier
Signature of Notary Public