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Date 11/02/2017 Time 10:16:16AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$55.20

Rev Stamp# 475 DOV# 484

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



\$35,000

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)
Mark L. Smith, P.O. Box 230, Winterset, IA 50273, (515) 462-3731

Taxpayer Information: (Name and complete address)
Theodore J. Nowakowski and Kathleen M. Nowakowski, P.O. Box 95, Murray, IA 50174

Return Document To: (Name and complete address)
Theodore J. Nowakowski and Kathleen M. Nowakowski, P.O. Box 95, Murray, IA 50174

Grantors:
IB Trading, LLC.

Grantees:
Theodore J. Nowakowski and Kathleen M. Nowakowski

Legal description:

Document or instrument number of previously recorded documents:



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

For the consideration of ---\$35,000.00 Dollar(s) and other valuable consideration, IB Trading, LLC.
a(n) Limited Liability Corporation organized and existing under the laws of Iowa does hereby Convey to Theodore J. Nowakowski and Kathleen M. Nowakowski, as joint tenants with full rights of survivorship, and as not as tenants in common
the following described real estate in Madison County, Iowa:
Lot Two (2) of the Duff & Jordan Addition to the City of Winterset, Madsion 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 on 10-31-17.

IB Trading, LLC., a(n) Limited Liability Corporation

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

STATE OF IOWA, COUNTY OF MADISON
This record was acknowledged before me on 10-31-17, by James C. Eller

as Member Manager
of IB Trading, LLC.



Sarah M Cowman
Signature of Notary Public