



Document 2018 256

Book 2018 Page 256 Type 03 001 Pages 2

Date 1/23/2018 Time 11:38:57AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$121.60

Rev Stamp# 34 DOV# 33

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



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

21843155

\$ 76,500

Preparer Information: (Name, address and phone number)

Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, (515) 462-3731

1/23

Taxpayer Information: (Name and complete address)

Courtney Richards and Alex Richards, 6610 Colby Avenue, Windsor Heights, IA 50324

Return Document To: (Name and complete address)

Courtney Richards and Alex Richards, 6610 Colby Avenue, Windsor Heights, IA 50324

Grantors:

IB Trading, LLC

Grantees:

Courtney Richards and Alex Richards

Legal description:

Document or instrument number of previously recorded documents:



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

For the consideration of ----\$76,500.00--- 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 Courtney Richards and Alex Richards, married couple

the following described real estate in Madison County, Iowa: Parcel "E" located on 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, containing 10.00 acres, more or less, as shown in Plat of Survey filed in Book 2017, Page 3464 on November 3, 2017, in the Office of the Recorder of 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 on 1-17-18.

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

By James C. Eller
James C. Eller, Manager

By _____

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on _____, by James C. Eller

as Manager
of IB Trading, LLC



Jennifer Stover
Signature of Notary Public