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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$261.60

Rev Stamp# 393

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309

Phone No.: (515)453-5724

✓ Mail tax statements to and return to:

Brant J. Elding, 524 N 8th Ave, Winterset, IA 50273

1/2

\$164,000

## WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **IB Trading, LLC**, a limited liability company, does hereby convey the following described real estate to **Brant J. Elding**:

**Lot Three (3) in Block Two (2) of Wm. & Alice Busch Suburban Addition to Winterset, Madison County, Iowa.**



**SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD**

The Limited Liability Company does hereby covenant with Grantee, and successors in interest, that Company 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 the Company 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, and as masculine or feminine gender, according to the context.

IB Trading, LLC

*Rachel Eller manager*  
Rachel Eller  
Manager

STATE OF Iowa  
COUNTY OF Polk



SS: *S*  
This instrument was acknowledged before me on Sept 18<sup>th</sup> 2018 by Rachel Eller as Manager of IB Trading, LLC.  
*Dakota Reed*  
Notary Public in and for said State