



Document 2018 3496

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Date 10/30/2018 Time 9:35:44AM

Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$112.80 ANNO

Rev Stamp# 461 DOV# 461 SCAN

LISA SMITH, COUNTY RECORDER CHEK
MADISON COUNTY IOWA



\$71,000

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

Taxpayer Information: (Name and complete address)
Kathleen Willcox and Jason Willcox, 720 S. 8th Avenue, Winterset, IA 50273

✓ **Return Document To:** (Name and complete address)
Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273

Grantors:
IB Trading, LLC

Grantees:
Kathleen Willcox and Jason Willcox

Legal description:

Document or instrument number of previously recorded documents:



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

For the consideration of ---\$71,000.00--- 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 Kathleen Willcox and Jason Willcox, wife and husband, as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common

the following described real estate in Madison County, Iowa:
Lot One (1) of Connelley Hill Subdivision, located in the North Half (1/2) of the Northwest Quarter (1/4) 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.

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 10/25/18.

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

By Rachel Elller
Rachel Elller, Member Manager

By _____

STATE OF IOWA, COUNTY OF MADISON
This record was acknowledged before me on 10/25/18, by Rachel Elller

as Member Manager
of IB Trading, LLC



Jennifer Stover
Signature of Notary Public