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Date 7/03/2019 Time 2:25:03PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$100.80

Rev Stamp# 245 DOV# 253

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)453-4637

EW Mail tax statements to and return to:

Jonathan L. Stetzel and Catherine E. Stetzel, 318 N 4th St, Winterset, IA 50273

$\frac{1}{2}$

\$ 63,500

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 **Jonathan L. Stetzel and Catherine E. Stetzel, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common:**

Lots One (1) and Two (2) in Block One (1) of the Original Town of Winterset, Madison County, Iowa.



Order No.: MES-86405/BS

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

The Limited Liability Company does hereby covenant with Grantees, 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

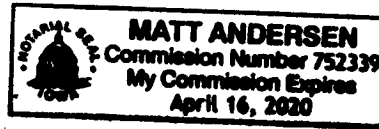
Rachel Eller - manager

Rachel Eller

Printed Name

STATE OF IOWA)
)
COUNTY OF MADESON)

SS:



This instrument was acknowledged before me on 7-1-19 by ~~1919~~ RACHEL ELLER as MANAGER of IB Trading, LLC.

Matt Andersen - IOWA
Notary Public in and for said State