



Document 2022 1079

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Date 4/13/2022 Time 12:16:18PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$143.20

Rev Stamp# 126 DOV# 123

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

\$910,000⁰⁰

SPACE ABOVE FOR RECORDER

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306

Tax Statement

& Return to: Mike Green, 609 E. Jefferson St., Winterset, IA 50273

$\frac{1}{2} \times 2$

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **IB Trading, LLC, an Iowa Limited Liability Company**, (the "Grantor") does hereby Convey to **Mike Green, a single person** (the "Grantee"), the following described real estate:

The West 60 feet of Lot Seven (7) in Block Two (2), in Laughridge & Cassiday's Addition to the City of Winterset, Madison County, Iowa



This deed is being conveyed by a Limited Liability Company in the ordinary course of business and is being signed by a member and/or manager who has the authority to act on behalf of the Limited Liability Company.

Grantor does Hereby Covenant with Grantee, and successors in interest, that Grantor holds the real estate by title in fee simple; that Grantor 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 Grantor 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.

Dated: 4-11-22

IB Trading, LLC, an Iowa Limited Liability Company

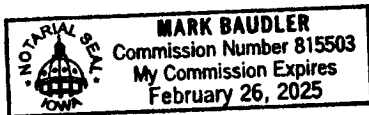
By Rachel Eller, manager

Printed Name: Rachel Eller

Title: Manager

STATE OF Iowa, COUNTY OF Madison

This record was acknowledged before me on this 11 day of April, 2022, by Rachel Eller as manager of IB Trading, LLC.



[Signature] Notary Public

My Commission Expires: 2/26/2025