



Document 2021 5136

Book 2021 Page 5136 Type 03 001 Pages 3
Date 12/16/2021 Time 3:16:20PM
Rec Amt \$17.00 Aud Amt \$5.00
Rev Transfer Tax \$1,174.40
Rev Stamp# 628 DOV# 619
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

\$ 734,400

**TRUSTEE WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: 515-462-3731

Taxpayer Information: Teamwork Ranch, L.L.C., 1459 Grand Avenue, Des Moines, IA 50309

Return Document To: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273

Grantors: Teresa Lynn Sandlin as Trustee of Dorothea M. Mack Trust dated June 5, 1998

Grantees: Teamwork Ranch, L.L.C.

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of Seven Hundred Thirty-Four Thousand Four Hundred Dollar(s) and other valuable consideration, Teresa Lynn Sandlin, Trustee of Dorothea M. Mack Trust dated June 5, 1998, does hereby Convey to Teamwork Ranch, L.L.C., a limited liability company organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

LEGAL DESCRIPTION FOR TRUSTEE WARRANTY DEED FROM MACK TRUST:

The Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$), AND the Northeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$); ALL in Section Fourteen (14), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT the following described tracts, to-wit:

1. The South 1 Rod of the Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Fourteen (14);
2. All that part of Parcel "B" located in the Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Fourteen (14), containing 0.229 acres, as shown in Plat of Survey filed in Book 2, Page 549 on February 15, 1995 in the Office of the Recorder of Madison County, Iowa;
3. The South Fourteen (14) Rods of the East $5\frac{3}{4}$ Rods of the Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Fourteen (14), used for cemetery purposes.

The grantor hereby covenants with grantees, 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.

The grantor further warrants to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee to the grantees is effective and rightful; and that the trustee knows of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

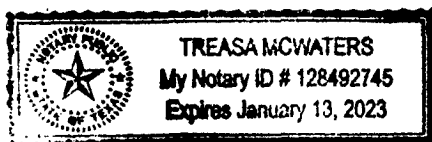
Dated: 12/13/21.

Dorothea M. Mack Trust dated June 5, 1998

By Teresa Lynn Sandlin
Teresa Lynn Sandlin, as Trustee

STATE OF TEXAS, COUNTY OF Brazoria

This record was acknowledged before me on 12/13/2021, by Teresa Lynn Sandlin, Trustee of the above-entitled trust.



Treasa McWaters
Signature of Notary Public