

Document 2006 1604

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Date 4/25/2006 Time 4:23 PM

Rec Amt \$12.00 Aud Amt \$5.00

ENTERED FOR TAXATION

THIS 25 DAY OF April 2006

*Michelle Utsler*  
AUDITOR  
*W. Krause*  
DEPUTY AUDITOR

MICHELLE UTSLER, COUNTY RECORDER  
MADISON IOWA

COMPUTER	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
COMPARED	<input type="checkbox"/>



### TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 107  
Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)

Nathan S. Allen, 6400 Westown Parkway, West Des Moines, IA 50266, Phone: (515) 457-6222

**Taxpayer Information:** (Name and complete address)

6400 Westown Parkway, West Des Moines, IA 50266

**Return Document To:** (Name and complete address)

Nathan S. Allen, 6400 Westown Parkway, West Des Moines, IA 50266, Phone: (515) 457-6222

**Grantors:**

W.A. Krause, Trustee

**Grantees:**

Teamwork Acres, LC

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



**TRUSTEE WARRANTY DEED**  
**(Inter Vivos Trust)**

For the consideration of ONE  
Dollar(s) and other valuable consideration,  
W. A. Krause  
(Trustee) (Co-Trustees) of W. A. Krause Revocable Trust

does hereby convey to  
Teamwork Acres, LC

the following described real estate in Madison County, Iowa:  
Parcel B, as shown on that certain Plat of Survey recorded in Book 2006, Page 1394, being part of Parcel A (Survey recorded in Book 2001, Page 2229) of the SW 1/4 of Section 2, Township 74 N Range 26 W of the 5th P.M. Madison County, Iowa more particularly described as follows: Commencing at the SW corner of said Section 2; thence N 00 degrees 00 minutes 00 seconds E along the West line of said SW 1/4 of Section 2, 154.70 feet to the point of beginning; thence N 85 degrees 30 minutes 55 seconds E, 850.00 feet; thence N 00 degrees 00 minutes 00 seconds E, 156.00 feet; thence S 85 degrees 30 minutes 55 seconds W 850.00 feet to the West line of said SW 1/4 of Section 2; thence S 00 degrees 00 minutes 00 seconds W along said West line, 156.00 feet to the point of beginning. Said parcel contains 3.03 acres including 0.20 acres of county road right of way and is subject to easements and restrictions of record.  
\* Exempt From Real Estate Transfer Tax pursuant to Iowa Code Section 428A.2(15).

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 this 24<sup>th</sup> day of April, 2006.

By: \_\_\_\_\_  
\_\_\_\_\_ (title)

W. A. Krause  
W. A. Krause

By: \_\_\_\_\_  
\_\_\_\_\_ (title)

As (Trustee) (Co-Trustee) of  
the above-entitled trust

As (Trustee) (Co-Trustee) of  
the above-entitled trust

STATE OF IOWA COUNTY OF DALLAS

This instrument was acknowledged before me on April 24, 2006,  
by W. A. Krause  
as Trustee of W. A. Krause Revocable Trust

Nathan Allen  
Notary Public

**NATHAN ALLEN**  
Commission Number 729307  
My Commission Expires  
July 6, 2007