

Document 2006 3714

Book 2006 Page 3714 Type 03 001 Pages 3

Date 9/11/2006 Time 12:06 PM

Rec Amt \$17.00 Aud Amt \$5.00

MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

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

WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

Nathan S. Allen
6400 Westown Parkway
West Des Moines, IA 50266

Taxpayer Information: (name and complete address)

W. A. Krause Revocable Trust
6400 Westown Parkway
West Des Moines, Iowa 50266

✓ **Return Document To:** (name and complete address)

W. A. Krause Revocable Trust
Attn: Nathan Allen
6400 Westown Parkway
West Des Moines, Iowa 50266

Grantors:

W. A. Krause
Nancy S. Krause

Grantees:

W. A. Krause, Trustee of the W. A. Krause Revocable Trust

Legal Description: See Page 3

Document or instrument number of previously recorded documents: N/A

WARRANTY DEED

For the consideration of ONE Dollar(s) and other valuable consideration, W. A. Krause and Nancy S. Krause, husband and wife, do hereby convey to W. A. Krause, Trustee of the W. A. Krause Revocable Trust the following described real estate in Madison County, Iowa:

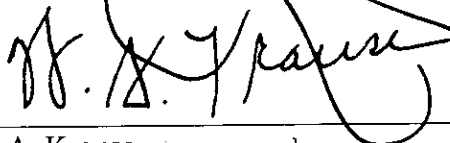
see attached Exhibit "A".

* Exempt from transfer tax pursuant to Iowa Code § 428A.1 and 428A.2(21).

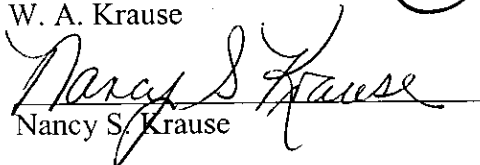
Grantors do Hereby covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that grantors have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantors covenant to warrant and defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

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: September 8, 2006



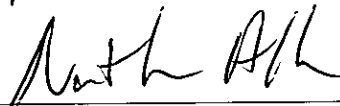
W. A. Krause



Nancy S. Krause

STATE OF IOWA, COUNTY OF DALLAS:

This instrument was acknowledged before me on September 8, 2006, by W. A. Krause and Nancy S. Krause.



Notary Public in and for the
State of Iowa

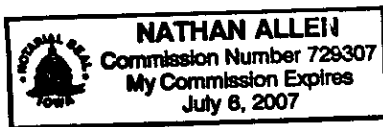


EXHIBIT "A"

The Southeast Quarter (SE ¼) of Section Ten (10) in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, except easement for pipe lines granted to Continental Construction Corporation, its successors and assigns, over and through said land and EXCEPT a tract of land in the Southeast Quarter (SE ¼) of the Southeast Quarter (SE 1/4) of Section Ten (10), more particularly described as follows: Commencing at the Southeast corner of said Section Ten (10), thence along the East line of the Southeast Quarter (SE ¼) of said Section Ten (10), North 00 degrees 00 minutes 00 seconds 222.60 feet; thence South 84 degrees 55 minutes 40 seconds West 75.52 feet to the Westerly Highway Right-of-Way line and being the point of beginning; Thence continuing South 84 degrees 55 minutes 40 seconds West 313.40 feet; thence North 02 degrees 28 minutes 10 seconds West 184.04 feet; thence South 81 degrees 27 minutes 15 seconds West 118.91 feet; thence North 80 degrees 12 minutes 40 seconds West 96.93 feet; thence North 03 degrees 39 minutes 13 seconds West 187.21 feet; thence North 87 degrees 28 minutes 27 seconds East 310.88 feet; thence North 01 degrees 53 minutes 56 seconds East 262.24 feet; thence North 90 degrees 00 minutes 00 seconds East 241.52 feet to the Westerly Highway Right-of-Way line; thence along said Westerly Highway Right-of-Way line, South 00 degrees 12 minutes 17 seconds East 52.63 feet; thence South 24 degrees 38 minutes 42 seconds East 48.33 feet; thence South 00 degrees 12 minutes 17 seconds East 153.00 feet; thence South 03 degrees 59 minutes 37 seconds East 151.34 feet; thence South 23 degrees 26 minutes 50 seconds West 149.56 feet; thence South 08 degrees 50 minutes 47 seconds East 80.83 feet to the point of beginning, containing 5.446 acres; and EXCEPT Parcel "A", as shown on that certain Plat of Survey recorded in Book 2005 at Page 4867, located in the Northeast (NE) ¼ of the Southeast (SE) ¼ of Section 10, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the East (E) ¼ corner of said Section 10; thence South 85 degrees 31 minutes 05 seconds West along the North line of said Northeast (NE) ¼ of the Southeast (SE) ¼ of Section 10, 50.15 feet to the West right of way of county hwy R35 and the point of beginning; thence South 00 degrees 00 minutes 00 seconds West along said right of way, 501.53 feet; thence South 85 degrees 31 minutes 05 seconds West, 386.18 feet; thence North 00 degrees 00 minutes 00 seconds East, 501.53 feet to the North line of said Northeast (NE) ¼ of the Southeast (SE) ¼ of Section 10; thence North 85 degrees 31 minutes 05 seconds East along said North line, 386.18 feet to the point of beginning, containing 4.45 acres.