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Document 2006 3381

Book 2006 Page 3381 Type 03 001 Pages 3
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Rec Amt \$17.00 Aud Amt \$5.00
Rev Transfer Tax \$32.80
Rev Stamp# 369 DOV# 357

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

\$ 20,720.00

Taxpayer Information: (Name and complete address)

Dustin and Pamela Wearmouth, 228 Warren Ct., Osceola, IA 50213

Return Document To: (Name and complete address)

Dustin and Pamela Wearmouth, 228 Warren Ct., Osceola, IA 50213

Grantors:

W. A. Krause Revocable Trust

Grantees:

Dustin C. Wearmouth
Pamela Sue Wearmouth

Legal description: See Addendum 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
Dustin C. Wearmouth and Pamela Sue Wearmouth, husband and wife as joint tenants with full rights of survivorship,

the following described real estate in Madison County, Iowa:
Sec 1 in Addendum

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 11th day of August, 2006.

By: _____ (title)

W. A. Krause

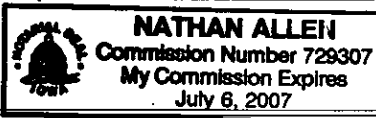
By: _____ (title)

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 August 11, 2006,
by W. A. Krause
as Trustee of W. A. Krause Revocable Trust.



Notary Public

Addendum

1. Parcel "K", as shown on that certain Plat of Survey recorded in Book 2006, Page 2481, located in the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section 15, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa, containing 2.96 acres, more particularly described as follows: commencing at the Southeast corner of ~~the SW 1/4 of the NE 1/4~~ of Section 15, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence North 00 degrees ~~26~~ minutes 59 seconds West, 80.52 feet to a point on the North right-of-way line of an existing County Road; thence South 85 degrees 39 minutes 14 seconds West, 50.20 feet along said right-of-way line to the Point of Beginning; thence South 85 degrees 39 minutes 14 seconds West, 199.27 feet along said right-of-way line; thence North 00 degrees 26 minutes 59 seconds West, 684.71 feet to a point on the boundary line of the existing Parcel "H"; thence South 88 degrees 22 minutes 39 seconds East, 148.84 feet along said boundary line; thence South 00 degrees 28 minutes 33 seconds East, 100.00 feet along said boundary line; thence South 88 degrees 22 minutes 39 seconds East, 49.96 feet along said boundary line; thence South 00 degrees 27 minutes 33 seconds East, 563.98 feet along said boundary line to the Point of Beginning. Said Parcel contains 2.96 acres.