

Document 2006 5018

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MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

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Purchaser's Affidavit

(For Use With Property Purchased from an inter vivos trust)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 115
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
✓MCA

Taxpayer Information: (Name and complete address)

N/A

Return Document To: (Name and complete address)

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

Grantors:

Teamwork Ranch, L.L.C.

Grantees:

W. A. Krause, Trustee

Legal description: See Page 2

Document or instrument number of previously recorded documents:



PURCHASER'S AFFIDAVIT

(For use with property purchased from an inter vivos trust)




RE:

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 of the Southeast Quarter (SE ¼ SE ¼) of said 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°00'00" 222.60 feet; thence South 84°55'40" West 75.52 feet to the Westerly Highway Right-of Way line and being the point of beginning. Thence continuing South 84°55'40" West 313.40 feet; thence North 02°28'10" West 184.04 feet; thence South 81°27'15" West 118.91 feet; thence North 80°12'40" West 96.93 feet; thence North 03°39'13" West 187.21 feet; thence North 87°28'27" East 310.88 feet; thence North 01°53'56" East 262.24 feet; thence North 90°00'00" East 241.52 feet to the Westerly Highway Right-of Way line; thence along said Westerly Highway Right-of Way line, South 00°12'17" East 52.63 feet; thence South 24°38'42" East 48.33 feet; thence South 00°12'17" East 153.00 feet; thence South 03°59'37" East 151.34 feet; thence South 23°26'50" West 149.56 feet; thence South 08°50'47" East 80.83 feet to the point of beginning, containing 5.446 acres, AND EXCEPT Parcel "A" located in the Northeast Quarter of the Southeast Quarter (NE ¼ SE ¼) of said Section Ten (10), containing 4.45 acres, as shown in Plat of Survey filed in Book 2005, Page 4867 on October 7, 2005, in the Office of the Recorder of Madison County, Iowa.

STATE OF IOWA, DALLAS COUNTY, ss:

I, W. A. Krause, Manager of Teamwork Ranch, L.L.C., being first duly sworn (or affirmed) under oath depose and state that I am (one of) (the _____ of) the purchaser(s) of the real estate described above. The purchaser has relied upon the Affidavit from W. A. Krause, Trustee, dated the day 22nd of November, 2006. The purchaser has no notice or knowledge of any adverse claims arising out of the execution and recording of the deed from the trustee. This Affidavit is given to establish reliance on the Affidavit referred to above for all purposes contemplated under Iowa Code Section 614.14.


Dated this 22nd day of November, 2006.


W. A. Krause, Manager Affiant

STATE OF IOWA, COUNTY OF DALLAS

Signed and sworn to (or affirmed) before me on November 22, 2006, by _____
W. A. Krause, Manager of Teamwork Ranch, L.L.C., an Iowa limited liability company.

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


_____, Notary Public