

Document 2006 5019

Book 2006 Page 5019 Type 03 001 Pages 3
Date 12/04/2006 Time 1:27 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"/>
COLIPIRED	<input checked="" 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

✓ MCA # 1.00

Taxpayer Information: (Name and complete address)

Teamwork Ranch, LLC, 6750 Westown Parkway # 200, PMB 236

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 Revocable Trust

Grantees:

Teamwork Ranch, L.L.C.

Legal description: See Addendum

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 Ranch, L.L.C., an Iowa limited liability company

the following described real estate in Madison County, Iowa:
See 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 22 day of November, 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 November 22, 2006
by WA Krause
as Trustee of WA Krause Revocable Trust.

R. Dan Duv
Notary Public

Addendum



1. The Southeast Quarter (SE $\frac{1}{4}$) 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 $\frac{1}{4}$ SE $\frac{1}{4}$) 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 $\frac{1}{4}$) 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 $\frac{1}{4}$ SE $\frac{1}{4}$) 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.

* Exempt from real estate transfer tax pursuant to Iowa Code Section 428A.2(15)