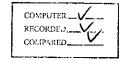
Document 2006 5019

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





## 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:** 

**Grantees:** 

W. A. Krause Revocable Trust

Teamwork Ranch, L.L.C.

Legal description: See Addendum

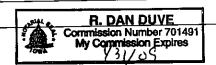
Document or instrument number of previously recorded documents:



## TRUSTEE WARRANTY DEED (Inter Vivos Trust)

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For the consideration of <u>ONE</u>				
Por the consideration of ONE Onliar(s) and other valuable considerations	deration,			
17 A TZ				
Trustee) <del>(Co-Trustees)</del> of W. A. I	Krause Revocable Trust			
loes hereby convey to Teamwork Ranch, L.L.C., an Iowa li	imited liability company			
	Madi	ison(	County, Iowa:	
he following described real estate	) In		ocarity, remain	
See 1 in Addendum				
				holds the seal
The grantor hereby covenants state by title in fee simple; that	s with grantees, and	successors in int	erest, that grantor a sell and convev	the real estate;
state by title in fee simple; that is at the real estate is free and cli	grantor has good and ear of all liens and er	ncumbrances, exc	ept as may be ab	ove stated; and
antor covenants to warrant and	defend the real estate	against the lawfu	al claims of all per	sons, except as
ay be above stated.				
The grantor further warrants to	to the grantees all of	the following: The	at the trust pursua	ant to which the
ansfer is made is duly executed	and in existence, that	ho trust was creat	ed that the transfe	er by the trustee
s the grantees is leffective and f	ionitul, and that the th	Rafee Kiloma of the	facts or legal cla	ims which might
npair the validity of the trust of the	ie validity of the transit	51.		
Words and phrases herein, in	cluding the acknowled	dgment hereof, sh	all be construed a	s in the singular
r plural number, according to the	context.			
Dated this 22day of/	November 2 am	.6		
Dated this day or/	<u>, 24</u>	<del></del> .		
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Ву: <u></u> _		, <u> </u>		
Sy	(title)	W. A. Kr	ause	
Зу:	(title)			
As (Trustee) <del>(Co-Trustee)</del> of	(uue)	As (Trust	ee) <del>(Co-Trustee)</del> c	of
he above-entitled trust		the above	e-entitled trust	
		Dallas		
STATE OF Journ	, COUNTY OF	· La mas		
This instrument was acknowled	adaed before me en	Nosember	22	2006
This instrument was acknowled				
as Trustee	of WA (	crange R	evocable t	<u>rus+</u> .
GO :				$\sim$

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107 TRUSTEE WARRANTY DEED Revised June 2005

Notary Public

## Addendum



The Southeast Quarter (SE 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 Ouarter (SE 1/4 SE 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 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 1/4 SE 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.

<sup>\*</sup> Exempt from real estate transfer tax pursuant to Iowa Code Section 428A.2(15)