

Document 2006 5022

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Rec Amt \$12.00 Aud Amt \$5.00

MICHELLE UTSLER, COUNTY RECORDER  
MADISON IOWA

COMPUTER	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
COMPARED	<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 Page 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  
Teamwork Ranch, L.L.C., an Iowa limited liability company

the following described real estate in Madison County, Iowa:  
The Southwest Quarter (SW ¼) of Section Eleven (11), Township Seventy-four (74) North Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT any part thereof conveyed for use as a public highway, and EXCEPT Parcel "A" located in the Southeast Quarter of the Southwest Quarter (SE ¼ SW ¼) of Section Eleven (11), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 9.00 acres, as shown in Plat of Survey filed in Book 2003, Page 1499 on March 16, 2003, in the Office of the Recorder of Madison County, Iowa.



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

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*  
x  
\_\_\_\_\_  
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 Duve*  
\_\_\_\_\_  
Notary Public