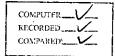
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Book 2006 Page 5010 Type 03 001 Pages 2 Date 12/04/2006 Time 1:16 PM Rec Amt \$12.00 Aud Amt \$5.00

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 MC MO

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 Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED (Inter Vivos Trust)

| (Trustee) (Co-Trustees) of W. A. Krause Revocable Trust does hereby convey to Teamwork Ranch, L.L.C., an Iowa limited liability company | |
|---|--|
| | |
| The Northwest Quarter (NW 1/4) and the West Half of the Township Seventy-four (74) North, Range Twenty-six (26) Parcel "A" located in the Northwest Quarter (NW 1/4) of S | Northeast Quarter (W 1/2 NE 1/4) of Section Eleven (11), |
| Exempt from real estate transfer tax pursuant to Iowa Code | e Section 428A.2(15) |
| estate by title in fee simple; that grantor has good a hat the real estate is free and clear of all liens and | nd successors in interest, that grantor holds the real nd lawful authority to sell and convey the real estate; encumbrances, except as may be above stated; and ate against the lawful claims of all persons, except as |
| ransfer is made is duly executed and in existence; the trust was under no disability or infirmity at the time of the grantees is effective and rightful; and that the mpair the validity of the trust or the validity of the tran Words and phrases herein, including the acknowless. | of the following: That the trust pursuant to which the last to the knowledge of the grantor the person creating the trust was created; that the transfer by the trustee trustee knows of no facts or legal claims which might sfer. In the singular construed as in the singular construed. |
| or plural number, according to the context. Dated this day of | 00 <u>6</u> . |
| By: | If I pause |
| (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 Towner, COUNTY O | OF Polk |
| | 11-22-06 |
| This instrument was acknowledged before me on by | |
| by W.A. Mrause | Krause Revogable Trusty |
| by W.A. Prause | |