

Document 2006 5013

Book 2006 Page 5013 Type 03 001 Pages 2  
Date 12/04/2006 Time 1:20 PM  
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 South Half of the Northwest Quarter (S 1/2 NW 1/4) except cemetery site of One-half (1/2) acre off the East side of the South Eleven (11) acres of the Southwest Quarter of said Northwest Quarter (SW 1/4 NW 1/4); and the Southwest Quarter (SW 1/4); and the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of Section Two (2), in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, except Parcel "A", located in the Southwest Quarter (1/4) of Section Two (2), in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 12.19 acres, as shown in Plat of Survey filed in Book 2001, Page 2229 on May 31, 2001, 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 22nd day of Nov., 2006.

By: \_\_\_\_\_  
(title)

W. A. Krause

By: \_\_\_\_\_  
(title)

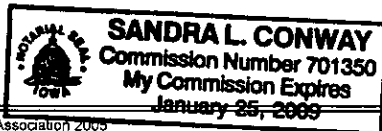
As (Trustee) (Co-Trustee) of  
the above-entitled trust

As (Trustee) (Co-Trustee) of  
the above-entitled trust

STATE OF Iowa, COUNTY OF Polk

This instrument was acknowledged before me on Nov 22, 2006

by W.A. Krause  
as Trustee of W.A. Krause Revocable Trust



Sandra L. Conway, Notary Public