

Document 2006 5016

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Rec Amt \$12.00 Aud Amt \$5.00

MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

COMPUTER	<input checked="" type="checkbox"/>
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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

VMCA \$ 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 Northwest Quarter (NW ¼) and the South Half of the Northeast Quarter (S ½ NE ¼) of Section Thirteen (13) in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "A" in the Northwest Quarter of the Northwest Quarter (NW ¼ NW ¼) of said Section Thirteen (13) containing 3.44 acres, as show in Plat of Survey filed in Book 2, Page 628 on November 17, 1995, 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
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 November 22, 2006
by W. A. Krause
as Trustee of W. A. Krause Revocable Trust.

SANDRA L. CONWAY
Commission Number 701350
My Commission Expires
January 25, 2009

Sandra Conway
Notary Public