ď

Document 2006 5016

MADISON IOWA

Book 2006 Page 5016 Type 03 001 Pages 2 Date 12/04/2006 Time 1:23 PM Rec Amt \$12.00 Aud Amt \$5.00

MICHELLE UTSLER COUNTY RECORDER

COMPUTER RECORDED COMPARED



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

UNCA \$ 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 Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED (Inter Vivos Trust)

| (Trustee) (6o-Trustees) of W. A. Krause Revocable Trust does hereby convey to Teamwork Ranch, L.L.C., an lowa limited liability company the following described real estate in Madison County, Iowa: The Northwest Quarter (NW ½) and the South Half of the Northeast Quarter (S ½ NE ½) 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 ½ NY ½) 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 o 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. The grantor towerants 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 migh impair the validity of the transfer. Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular purp number, according to the context. Dated this A Trustee) (Co-Trustee) of the above-entitled trust This instrument was acknowledged before me on A Country of the above-entitled trust This instrument was acknowledged before me on A Country of A Country of A Country o | (Trustee) (Co-trustees) of W. A. Klause | Revocable Trust | | |
|--|--|---|--|--|
| Teamwork Ranch, E.L.C., an lowa limited liability company the following described real estate in | | Revocable Hust | | |
| 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 (NW ½ NW ½) 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 bit the fire simple; that grantor has good and lawful authority to sell and convey the real estate hat 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 ransfer 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 truste of the grantees is effective and rightful; and that the trustee knows of no facts or legal claims which migh major the validity of the trust or 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 number, according to the context. Dated this — As (Trustee) of the above-entitled trust STATE OF — Owner — COUNTY OF — As (Trustee) of the above-entitled trust This instrument was acknowledged before me on — Owner — Own | | liability company | | 102-12-1 |
| 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, lowa, EXCEPT Parcel "A" in the Northwest Quarter (NW ½ NW ½) 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, lowa. 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 hat the real estate is free and clear of all liens and encumbrances, except as may be above stated; and rantor 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 ransfer 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 truste or the grantees is effective and rightful; and that the trustee knows of no facts or legal claims which migh major 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 pullural number, according to the context. Dated this A (Trustee) (Co-Trustee) of the above-entitled trust STATE OF | | | | Gu |
| 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 hat the real estate is free and clear of all liens and encumbrances, except as may be above stated; and rarentor covenants to warrant and defend the real estate against the lawful claims of all persons, except as nay be above stated. The grantor further warrants to the grantees all of the following: That the trust pursuant to which the granter is made is duly executed and in existence; that to the knowledge of the grantor the person creating he trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee of the grantees is effective and rightful; and that the trustee knows of no facts or legal claims which migh mpair 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 plural number, according to the context. Dated this day of Nov Ascording to the context. State of Lours (title) As (Trustee) (Co-Trustee) of the above-entitled trust State of Lours (country of Lours Country of Lours Country of Lours Lours Country of Lours Lours Country of Lours Lo | The Northwest Quarter (NW ¼) and the Sou Township Seventy-four (74) North, Range T | ith Half of the Northeas wenty-six (26) West of | at Quarter (S ½ NE ¼) of Section f the 5th P.M., Madison County, | Iowa, EXCEPT |
| The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real state by title in fee simple; that grantor has good and lawful authority to sell and convey the real estate hat the real estate is free and clear of all liens and encumbrances, except as may be above stated; and reantor covenants to warrant and defend the real estate against the lawful claims of all persons, except as any be above stated. The grantor further warrants to the grantees all of the following: That the trust pursuant to which the ransfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating he trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee of the grantees is effective and rightful; and that the trustee knows of no facts or legal claims which migh mpair 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 plural number, according to the context. Dated this day of Nov As (Trustee) (Co-Trustee) of the above-entitled trust the above-entitled trust the above-entitled trust of the salver as acknowledged before me on November 1 and 1 | | Book 2, Page 628 on 1 | November 17, 1995, in the Offic | e of the Recorder of |
| Interesting the particle in fee simple; that grantor has good and lawful authority to sell and convey the real estate hat the real estate is free and clear of all liens and encumbrances, except as may be above stated; and prantor covenants to warrant and defend the real estate against the lawful claims of all persons, except as nay be above stated. The grantor further warrants to the grantees all of the following: That the trust pursuant to which the ransfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating he trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee of the grantees is effective and rightful; and that the trustee knows of no facts or legal claims which migh 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 plural number, according to the context. Dated this day of Nov As (Trustee) (Co-Trustee) of the above-entitled trust STATE OF Journ COUNTY OF This instrument was acknowledged before me on November 1 as Trustee. This instrument was acknowledged before me on November 1 as Trustee. Of W. A. Krause Reverselve 1 as Trustee. | • | | | |
| ransfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating he 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 migh mpair 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 singula or plural number, according to the context. Dated this day of Nov W. A. Krausc By: | estate by title in fee simple; that grantor hat the real estate is free and clear of a grantor covenants to warrant and defend | has good and lawfu all liens and encumb | ul authority to sell and conve prances, except as may be a | ey the real estate; above stated: and |
| Dated this day of Nov Soop By: | ransfer is made is duly executed and in he trust was under no disability or infirmi o the grantees is effective and rightful: | existence; that to the ity at the time the tru and that the trustee | e knowledge of the grantor the strans that the trans | ne person creating sfer by the trustee |
| As (Trustee) (Co-Trustee) of the above-entitled trust STATE OF | or plural number, according to the context | t. | nt hereof, shall be construed | as in the singular |
| (title) W. A. Krausc By: | Dated this And day of Nov | <u> </u> | | |
| (title) W. A. Krausc By: | | | | |
| As (Trustee) (Co-Trustee) of the above-entitled trust STATE OF | | | Mx JRay | se \ |
| As (Trustee) (Co-Trustee) of he above-entitled trust STATE OF | | tle) | W. A. Krause | ne S |
| This instrument was acknowledged before me on No Ul may 22, 2011 by 41. A. Krause of W. A. Krause Revogable Tryest. | (tit | , | W. A. Krause | ne S |
| as Trustee of W.A. Krause Revocable Trust. | (tit By: | , | | of |
| Charles & Course | (tit By: | tle) | As (Trustee) (Co-Trustee) the above-entitled trust | of |
| SANDRAL CONVINCE SANDRAN MWay | (tite states) (t | tle) , COUNTY OF efore me on | As (Trustee) (Co-Trustee) the above-entitled trust | of Dank |
| Commission Number 701350, Notery Pu | (tite states) (t | tle) , COUNTY OF efore me on | As (Trustee) (Co-Trustee) the above-entitled trust | of |