

Document 2006 5017

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MICHELLE UTSLER, COUNTY RECORDER  
MADISON IOWA

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## Individual Trustee's Affidavit

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 113

### Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)

Nathan Allen, 6400 Westown Parkway, West Des Moines, IA 50266, Phone: (515) 457-6222

LMCA

**Taxpayer Information:** (Name and complete address)

N/A

**Return Document To:** (Name and complete address)

Teamwork Ranch, LLC, 6400 Westown Parkway, West Des Moines, IA 50266

**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:**



# INDIVIDUAL TRUSTEE'S AFFIDAVIT



**RE:**

The Southeast Quarter (SE ¼) of Section Ten (10) in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, except easement for pipe lines granted to Continental Construction Corporation, its successors and assigns, over and through said land and EXCEPT a tract of land in the Southeast Quarter of the Southeast Quarter (SE ¼ SE ¼) of said Section Ten (10), more particularly described as follows: Commencing at the Southeast corner of said Section Ten (10), thence along the East line of the Southeast Quarter (SE ¼) of said Section Ten (10), North 00°00'00" 222.60 feet; thence South 84°55'40" West 75.52 feet to the Westerly Highway Right-of Way line and being the point of beginning. Thence continuing South 84°55'40" West 313.40 feet; thence North 02°28'10" West 184.04 feet; thence South 81°27'15" West 118.91 feet; thence North 80°12'40" West 96.93 feet; thence North 03°39'13" West 187.21 feet; thence North 87°28'27" East 310.88 feet; thence North 01°53'56" East 262.24 feet; thence North 90°00'00" East 241.52 feet to the Westerly Highway Right-of Way line; thence along said Westerly Highway Right-of Way line, South 00°12'17" East 52.63 feet; thence South 24°38'42" East 48.33 feet; thence South 00°12'17" East 153.00 feet; thence South 03°59'37" East 151.34 feet; thence South 23°26'50" West 149.56 feet; thence South 08°50'47" East 80.83 feet to the point of beginning, containing 5.446 acres, AND EXCEPT Parcel "A" located in the Northeast Quarter of the Southeast Quarter (NE ¼ SE ¼) of said Section Ten (10), containing 4.45 acres, as shown in Plat of Survey filed in Book 2005, Page 4867 on October 7, 2005, in the Office of the Recorder of Madison County, Iowa.

State of Iowa County of Dallas ss:

I, W. A. Krause, Trustee, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the Trust dated June 10, 1994, to which the above-described real estate was conveyed to the trustee by Mathias P. Manning & Sharon K. Manning, Husband and Wife, pursuant to an instrument recorded the 13th day of November, 2002, in the office of the Madison County Recorder in Book 2002 at Page 5579 (insert recording data).

2. I am the presently existing trustee under the Trust and I am authorized to convey the property described herein

(describe the transfer to be made by the trustee to the bona fide purchaser), without any limitation or qualification whatsoever.


3. The Trust is in existence and I, as trustee, am authorized to transfer the interest in the real estate as described in paragraph 2, free and clear of any adverse claims.

4. The grantor of the trust is alive.

5. The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.

x [Signature]  
W. A. Krause, Trustee Affiant

Signed and sworn to (or affirmed) before me on November 22, 2006, by W. A. Krause, Trustee

 **CHARLES W. CAMPBELL**  
Commission Number 727513  
My Commission Expires  
March 19, 2007

[Signature]  
Charles W. Campbell, Notary Public