

Document 2006 5023

Book 2006 Page 5023 Type 06 033 Pages 2  
Date 12/04/2006 Time 1:32 PM  
Rec Amt \$12.00

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

✓ANCIA

**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 Northwest Quarter of the Northeast Quarter (NW ¼ NE ¼) of Section Fifteen (15) and the Southwest Quarter of the Northeast Quarter (SW ¼ NE ¼) of Section Fifteen (15) EXCEPT Parcel "C" containing 1.41 acres, as shown in Plat of Survey filed on February 22, 2002 in Book 2002, Page 877-A of the records of the Recorder of Madison County, Iowa AND EXCEPT Parcel "H" containing 6.237 acres, as shown in Plat of Survey filed on September 17, 2003 in Book 2003, Page 5557 of the records of Recorder of Madison County, Iowa, AND EXCEPT Parcel "K" containing 2.96 acres, as shown in Plat of Survey filed on June 16, 2006, in Book 2006, Page 2481 of the records of the Recorder of Madison County, Iowa; AND the East 26.6 acres of the Northwest Quarter (NW ¼) of Section Fifteen (15) EXCEPT that part described as Little Road Runners Subdivision, an Addition to the City of Truro, Madison County, Iowa containing 12.17 acres, as shown in Plat of Survey filed on February 22, 2002, in Book 2002, Page 877-A of the records of the Recorder of Madison County, Iowa; ALL in Township Seventy-four (74) North, of Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, excepting that part thereof conveyed to the State of Iowa (containing 1.81 acres more or less) more particularly described in the deed conveying the same recorded in Deed Record 88, at page 595 in the Madison County Recorder's Office; AND Lot One (1) of Little Road Runners Subdivision, an Addition to the City of Truro, 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 George S. Hutton and Bridget S. Hutton, Husband and Wife, pursuant to an instrument recorded the 26 day of April, 2004, in the office of the Madison County Recorder in Book 2004 at Page 1839 ✓ (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 18, 2007

[Signature]  
Charles W. Campbell, Notary Public