

Document 2006 5026

Book 2006 Page 5026 Type 06 033 Pages 2

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MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

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



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

✓ MCA

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 (NW1/4) of the Northwest Quarter (NW1/4) of Section Fourteen (14), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa EXCEPT Parcels "A" and "B", located in the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section Fourteen (14), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa as shown in Amended Plat of Survey filed in Book 2002, Page 469 on January 30, 2002 in the Office of the Recorder of Madison County, Iowa, AND EXCEPT that part conveyed to the State of Iowa in Warranty Deed filed in Deed Record 88, Page 595 on February 14, 1958, 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 George S. Hutton and Bridget S. Hutton, Husband and Wife, pursuant to an instrument recorded the 18th day of March, 2002, in the office of the Madison County Recorder in Book 2002 at Page 1275 ✓ (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