

Document 2006 5028

Book 2006 Page 5028 Type 03 001 Pages 2
Date 12/04/2006 Time 1:44 PM
Rec Amt \$12.00 Aud Amt \$5.00

MICHELLE UTSLER. COUNTY RECORDER
MADISON IOWA

COMPUTER	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
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
✓MCA \$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 (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

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.

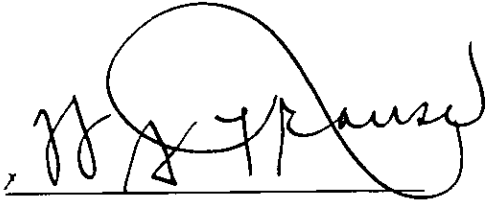
The grantor further warrants to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the 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 22 day of November, 2006

By: _____

(title)

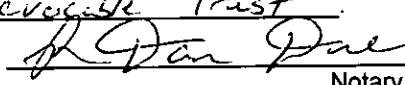

W. A. Krause

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 Dallas

This instrument was acknowledged before me on November 22, 2006
by WA Krause
as Trustee of WA Krause Revocable Trust


Notary Public