

Document 2006 5029

Book 2006 Page 5029 Type 06 033 Pages 2
Date 12/04/2006 Time 1:49 PM
Rec Amt \$12.00

MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

COMPUTER	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
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

✓ NCA

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:

Parcel "A" located in the Southwest Quarter (SW1/4) of Section Two (2), in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 12.19 acres, as shown in Plat of Survey filed in Book 2001, Page 2229 on May 31, 2001, in the Office of the Recorder of Madison County, Iowa, EXCEPT Parcel "B", being part of said Parcel "A", containing 3.03 acres, as shown in Plat of Survey filed in Book 2006, Page 1394 on April 10, 2006, 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 W.A. Krause and Nancy S. Krause, Husband and Wife, pursuant to an instrument recorded the 26th day of October, 2006, in the office of the Madison County Recorder in Book 2005 at Page 5176 ✓ (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