



Document 2012 940

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

WARRANTY DEED
(CORPORATE GRANTOR)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 104
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

Tara J. Higgins
400 Locust St., Ste. 380
Des Moines, IA 50309
Phone: (515) 288-6440

Taxpayer Information: (name and complete address)

Teamwork Ranch, L.L.C.
6400 Westown Parkway
West Des Moines, IA 50266

EJ

Return Document To: (name and complete address)

Tara J. Higgins
400 Locust St., Ste. 380
Des Moines, IA 50309
Phone: (515) 288-6440

Grantors:

Teamwork Acres, L.C.

Grantees:

Teamwork Ranch, L.L.C.

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

Tara J. Higgins/AT0008830

**WARRANTY DEED
(CORPORATE GRANTOR)**

For the consideration of One Dollar and other valuable consideration, Teamwork Acres, L.C., a Limited Company organized and existing under the laws of Iowa, does hereby convey to Teamwork Ranch, L.L.C., an Iowa Limited Liability Company, the following described real estate in Madison County, Iowa:

Parcel B, as shown on that certain Plat of Survey recorded in Book 2006, Page 1394, being part of Parcel A (Survey recorded in Book 2001, Page 2229) of the SW ¼ of Section 2, Township 74 N Range 26 W of the 5th P.M. Madison County, Iowa more particularly described as follows: Commencing at the SW corner of said Section 2; thence N 00 degrees 00 minutes 00 seconds E along the West line of said SW ¼ of Section 2, 154.70 feet to the point of beginning; thence N 85 degrees 30 minutes 55 seconds E, 850.00 feet; thence N 00 degrees 00 minutes 00 seconds E, 156.00 feet; thence S 85 degrees 30 minutes 55 seconds W 850.00 feet to the West line of said SW ¼ of Section 2; thence S 00 degrees 00 minutes 00 seconds W along said West line, 156.00 feet to the point of beginning. Said parcel contains 3.03 acres including 0.20 acres of county road right of way and is subject to easements and restrictions of record.

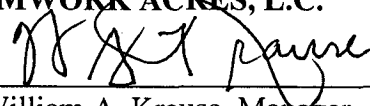
This Deed and transfer is exempt from transfer tax, declaration of value, and groundwater hazard statements under Exemption Nos. 15 and 21 of the Iowa Code § 428A.2 (2011).

The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

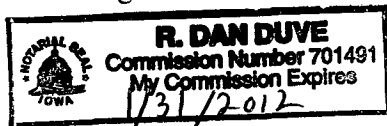
TEAMWORK ACRES, L.C.


Dated: December 29, 2011

By: 
William A. Krause, Manager

STATE OF IOWA)
) ss.
COUNTY OF POLK)

This instrument was acknowledged before me on December 29, 2011, by William A. Krause, as Manager of Teamwork Acres, L.C.




Notary Public