



Document 2013 1772

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INDX
ANNO
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

✓ After Recording Return To: Emily McAllister, 400 Locust Street, Suite 380, Des Moines, IA 50309-2363
✓ Prepared by: Emily McAllister, 400 Locust Street, Suite 380, Des Moines, IA 50309-2363

AFFIDAVIT EXPLANATORY OF TITLE

This affidavit is made for the purpose of explaining title to the following described real estate, to wit:

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.

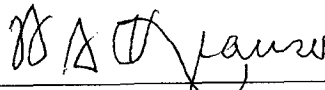
STATE OF IOWA)
) ss.
COUNTY OF POLK)

I, William A. Krause, being first duly sworn upon oath, depose and state:

1. That I am, and was on December 29, 2011, the sole Member and the sole Manager of Teamwork Acres L.C., a manager-managed Iowa limited liability company (the "Company"), the Grantor named in and who executed that certain Warranty Deed dated December 29, 2011, and filed for record on April 3, 2012, in the office of the Recorder of Madison County, Iowa, in Volume (Book) 2012 at Page 940.
2. That I state of my own personal knowledge that the conveyance referenced in paragraph 1 was not in the Company's ordinary course of business or affairs, that all the members of the Company consented to said conveyance, and that the undersigned, as sole Manager, was authorized to act on behalf of the Company and to sign deeds

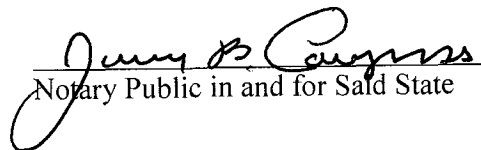
on behalf of the Company and that said conveyance was duly authorized by the Company.

Dated: June 6, 2013



William A. Krause

Signed and sworn to before me on June 6, 2013, by William A. Krause.



Notary Public in and for Said State

