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Case Number 15067671

State of Iowa, County of Lee

DISTRICT COURT  
LEE COUNTY, IOWA  
CLERK

**APPLICATION FOR SEARCH WARRANT**

Being duly sworn, I, the undersigned, say that at the place (and on the person(s) and in the vehicle(s) described as follows:

Residence of BENJAMIN G. TRANE (BEN TRANE) located at 2416 340<sup>th</sup> Street, Keokuk, IA (Described as a single family residential structure in Attachment A)

Midwest Academy Campus located at 2416 340<sup>th</sup> Street, Keokuk, IA (described as a Boarding School and commercial outbuildings described in Attachment A)

Employee contact list for all employees at the Midwest Academy Campus located at 2416 340<sup>th</sup> Street, Keokuk, Ia.

in Lee County, there is now certain property, namely:

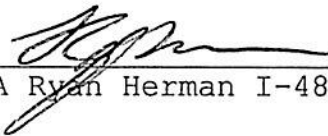
1. Hard copy or electronic documents which contain names and contact information for past and present students, guardians, parents, staff members and/or employees.
2. Hand written logs in reference to the Out of School Suspension (OSS)/ B.I. Rooms.
3. The Digital Recording Devices (DVRs) located throughout the Midwest Academy School Campus and computerized storage records for the output of those recording devices.

which is:

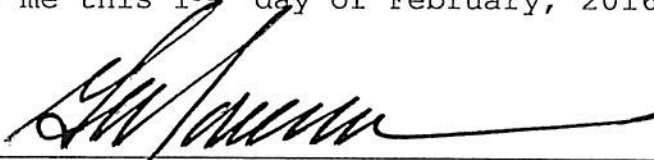
- Property that has been obtained in violation of law.
- Property, the possession of which is illegal.
- Property used or possessed with the intent to be used as the means of committing a public offense or concealed to prevent an offense from being discovered.

Property relevant and material as evidence in a criminal prosecution.

The facts establishing the foregoing ground(s) for issuance of a search warrant are as set forth in the attachments which are made part of this Affidavit.


 I-48  
SA Ryan Herman I-48, Affiant

Subscribed and sworn to before me this 1<sup>st</sup> day of February, 2016

  
Magistrate/Judge  
Lee County, Iowa

WHEREFORE, the undersigned asks that a Search Warrant be issued.

Lee County Attorney

By:   
Assistant Lee County Attorney

Case Number 15067671

**ATTACHMENT C**

Affiant's Name: Ryan Herman

Occupation: Peace Officer

Number of Years: 5 years

Assignment: Special Agent

Number of Years: 5 years

Your affiant conducted an investigation and received information from fellow officers and other sources as follows:

[ N ] See Attached Attachment A-Iowa Assessor Report for Residence and Midwest Academy facility and outbuildings, Attachment B-Affidavit

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ENDORSEMENT ON SEARCH WARRANT APPLICATION

DISTRICT COURT  
LEE COUNTY, IOWA  
CLERK

1. In issuing the search warrant, the undersigned relied upon the sworn testimony of the following person(s) in addition to the statements and information contained in the Application and any Attachments thereto:

<u>Name</u>	<u>Address</u>
<u>Ryan Herman</u>	<u>1300 South Grand Avenue, Mt Pleasant, IA</u>

2. Abstract of Testimony (Information received in addition to that set forth in the Application and the Attachments thereto.)

3. The undersigned as relied, at least in part, on information supplied by a confidential informant to the Peace Officer(s) shown on Attachment(s)

The informant's information appears to be credible because:

- Sworn testimony indicates that the informant has given reliable information on previous occasions.
- X   The informant or the informant's information appears credible for the reasons indicated on the attachment.
- X   The informant or the informant's information appears to be credible for the following reasons:

*Citizen Informant  
Corroborated in whole or part by other  
evidence.*

  
Magistrate/Judge

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Case Number 15067671

DISTRICT COURT  
LEE COUNTY, IOWA  
CLERK

State of Iowa, County of Lee

SEARCH WARRANT

TO ANY PEACE OFFICER IN THE STATE

Based on sworn application made to the Court, I have found that probable cause exists to believe at the place (and on or otherwise in the possession of the person(s) and in the vehicle(s)) described as follows:

Residence of BENJAMIN G. TRANE (BEN TRANE) located at 2416 340<sup>th</sup> Street, Keokuk, IA (Described as a single family residential structure in Attachment A)

Midwest Academy Campus located at 2416 340<sup>th</sup> Street, Keokuk, IA (described as a Boarding School and commercial outbuildings described in Attachment A)

in Lee County, there is now certain property, namely:

1. Hard copy or electronic documents which contain names and contact information for past and present students, guardians, parents, staff members and/or employees.
  2. Hand written logs of (OSS) / B.I. Rooms.
  3. The Digital Recorder at Midwest Academy School and the output of those
- New Pgs 1-4*
- Out of School Suspension ) located throughout the digitalized storage records for

which is:

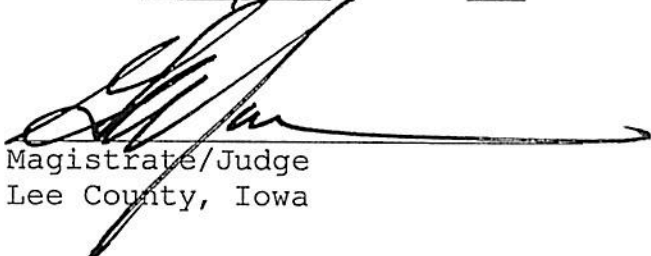
- Property that has been obtained in violation of law.
- Property, the possession of which is illegal.
- Property used or possessed with the intent to be used as the means of committing a public offense or concealed to prevent an offense from being discovered.

EXHIBIT # 4-10  
CASE # 15067671  
AGENT # I-83

- Property relevant and material as evidence in a criminal prosecution.

THEREFORE, you are hereby commanded to make immediate search of the described place (and person(s) and vehicle(s)) for the specified property; to seize the specified property of found, leaving a receipt for the seized property at the place of the search; to prepare a written inventory of the property seized, to return this warrant together with the written inventory; and to bring the seized property before me.

Dated this 18<sup>th</sup> day of February, 2016 at 2:24 o'clock P.m.

  
Magistrate/Judge  
Lee County, Iowa



### Summary

Parcel ID 041521041000080  
 Alternate ID 2104100008  
 Property Address 2416 340th St  
 Keokuk  
 Sec/Twp/Rng 4-65-5  
 Brief Legal Description 2416 & 2418 340TH ST N PT NW (W OF RD) 43.00A  
 (Note: Not to be used on legal documents)  
 Document(s) DED: 06S-2869 (10/30/2006)  
 DED: 06S-3157 (12/4/2006)  
 PLT: 21-C  
 Gross Acres 0.00  
 Exempt Acres N/A  
 Net Acres 0.00  
 CSR N/A  
 Class L - Multi-Residential  
 (Note: This is for tax purposes only. Not to be used  
 for zoning.)  
 Tax District JACKSON TOWNSHP  
 School District KEOKUK SCHOOL



### Owners

Primary Owner  
 (Deed Holder)  
 Midwest Twister LLC  
 50 So. State St  
 Laverkin, UT 84745  
 Secondary Owner  
 Mailing Address

### Doing Business As

MIDWEST ACADEMY

### Land

Lot Area 43.00 Acres; 1,873,080 SF

### Residential Dwellings



<b>Residential Dwelling</b>	
<b>Occupancy</b>	Single-Family / Owner Occupied
<b>Style</b>	1 Story Frame
<b>Architectural Style</b>	N/A
<b>Year Built</b>	2003
<b>Condition</b>	Normal
<b>Grade what's this?</b>	3
<b>Roof</b>	Asph / Gable
<b>Flooring</b>	Carp / Tile
<b>Foundation</b>	Conc
<b>Exterior Material</b>	Vinyl
<b>Interior Material</b>	Drwl
<b>Brick or Stone Veneer</b>	
<b>Total Gross Living Area</b>	2,160 SF
<b>Attic Type</b>	None;
<b>Number of Rooms</b>	6 above; 2 below
<b>Number of Bedrooms</b>	4 above; 1 below
<b>Basement Area Type</b>	Full
<b>Basement Area</b>	2,160
<b>Basement Finished Area</b>	1,000 - Living Qtrs. (Multi)
<b>Plumbing</b>	3 Full Bath;
<b>Appliances</b>	1 Dishwasher;
<b>Central Air</b>	Yes
<b>Heat</b>	Yes
<b>Fireplaces</b>	
<b>Porches</b>	1S Frame Enclosed (144 SF);
<b>Decks</b>	
<b>Additions</b>	
<b>Garages</b>	780 SF - Att Frame (Built 2003);

## Commercial Buildings

<b>Building 1:</b>	Office - General, Brick on Block - 12", 1 Story, Built - 1960, 6676 SF, Bsmt - 0 SF, HVAC - Combination FHA - AC, Roof - Mtl/ Stl/ Insul., Condition - Normal
<b>Addition 1:</b>	Hotel / Motel Common Facilities, Brick on Block - 12", 1 Story, Built - 1960, 8731 SF, Bsmt - 0 SF HVAC - Combination FHA - AC, Roof - Mtl/ Stl/ Insul.
<b>Addition 2:</b>	Hotel / Motel Common Facilities, C'Blk or Tile - 8", 1 Story, Built - 2004, 3340 SF, Bsmt - 0 SF HVAC - Combination FHA - AC, Roof - Mtl/ Stl/ Insul.
<b>Addition 3:</b>	Warehouse, Vinyl - Frame, 1 Story, Built - 2005, 288 SF, Bsmt - 0 SF HVAC - Suspended Unit Heater (Gas), Roof - Mtl/ Frm/ Insul.
<b>Addition 4:</b>	Warehouse, Vinyl - Frame, 1 Story, Built - 2005, 144 SF, Bsmt - 0 SF HVAC - No HVAC, Roof - Mtl/ Frm/ Insul.
<b>Plumbing:</b>	1 - Toilet Room, 1 - Water Closet, 1 - Sink-Service (Fiberglass)
<b>Adjustments:</b>	Balcony, 385 SF Balcony, 385 SF Canopy - attached, 140 SF Surveillance system(>3), 5 SF
<b>Building Extras:</b>	#1- Elevator - Freight Hydraulic, Power Elev, 40 Feet/Min, 2 Stops, Power Door, 3,500 LB Capacity, 1960, Qty1
<b>Building 2:</b>	Nursing Home, (12 units), Brick on Block - 12", 2 Story, Built - 1960, 9052 SF, Bsmt - 0 SF, HVAC - Combination FHA - AC, Roof - Mtl/ Stl/ Insul., Condition - Normal
<b>Addition 1:</b>	Nursing Home, Brick on Block - 8", 2 Story, Built - 1960, 704 SF, Bsmt - 0 SF HVAC - Combination FHA - AC, Roof - Mtl/ Stl/ Insul.
<b>Plumbing:</b>	16 - Water Closet, 31 - Stall Shower or Tub, 5 - Sink-Kitchen, 3 - Toilet Room, 6 - Urinal - Wall
<b>Adjustments:</b>	Surveillance system(>3), 7 SF

**Building 3:** Nursing Home, (12 units), Brick on Block - 12", 2 Story, Built - 1960, 9052 SF, Bsmt - 0 SF, HVAC - Combination FHA - AC, Roof - Mtl/ Stl/ Insul., Condition - Normal  
**Addition 1:** Nursing Home, Brick on Block - 8", 2 Story, Built - 1960, 704 SF, Bsmt - 0 SF  
 HVAC - Combination FHA - AC, Roof - Mtl/ Stl/ Insul.  
**Plumbing:** 15 - Water Closet, 21 - Stall Shower or Tub, 6 - Sink-Kitchen, 3 - Toilet Room

**Building 4:** Gymnasium, Mtl/ Frm/ Insul (80'-99' Wide), 1 Story, Built - 2004, 10000 SF, Bsmt - 0 SF, HVAC - Combination FHA - AC, Roof - Metal/ Stl/ Insul (80'-99' Wide), Condition - Normal  
**Plumbing:** 12 - Water Closet, 24 - Stall Shower or Tub, 2 - Urinal - Wall, 8 - Lavatory, 1 - Hot Water Tank - 100-gal, 1 - Rough Plumbing  
**Adjustments:** Interior - finish, 2000 SF  
 Mezzanine - open storage-steel, 2000 SF

**Building 5:** Metal Shop - Steel Frame, Metal/ Stl/ Insul (<50' Wide), 1 Story, Built - 1960, 1800 SF, Bsmt - 0 SF, HVAC - Suspended Gas Unit, Roof - Metal/ Stl/ Insul (< 50' Wide), Condition - Normal  
**Plumbing:** 1 - Water Closet, 1 - Rough Plumbing, 1 - Sink-Service (Fiberglass), 1 - Hot Water Tank - 20-gal  
**Adjustments:** Liner - compo (SFSA), 1440 SF  
 Liner - compo (SFSA), 1800 SF  
**Building Extras:** #1- Door, O.H. Door - Manual, 9 Ft Wide, 7 Ft High, 1960, Qty2

**Building 6:** Apartment, (4 units), Vinyl - Frame, 2 Story, Built - 2004, 2760 SF, Bsmt - 0 SF, HVAC - Combination FHA - AC, Roof - Asph. Shingle/ Wood Dk, Condition - Normal  
**Plumbing:** 4 - 3-Fixture Bathroom, 4 - 3-Fixture Bathroom, 4 - Sink-Kitchen  
**Adjustments:** Concrete patio, 1200 SF  
 Canopy - attached, 1200 SF

**Building 7:** Auditorium, Mtl/ Stl/ Insul (51'-79' Wide), 1 Story, Built - 2005, 5400 SF, Bsmt - 0 SF, HVAC - Combination FHA - AC, Roof - Metal/ Stl/ Insul (51'-79' Wide), Condition - Normal  
**Addition 1:** Metal Warehouse - Steel Frame, Metal/ Stl/ Insul (<50' Wide), 1 Story, Built - 2005, 882 SF, Bsmt - 0 SF  
 HVAC - Combination FHA - AC, Roof - Metal/ Stl/ Insul (< 50' Wide)  
**Plumbing:** 1 - Sink-Kitchen, 10 - Water Closet, 2 - Urinal - Wall, 4 - Lavatory, 1 - Sink-Service (Fiberglass), 1 - Rough Plumbing, 1 - Hot Water Tank  
**Adjustments:** Mezzanine - finished(no a/c), 1320 SF

**Yard Extras**

- #1 - (1) Paving 27,000 SF, Asphalt Parking, Average Pricing, Built 1980
- #2 - (1) Porch (Commercial) 520 SF, Patio - Conc / Brick, Average Pricing, Built 2004
- #3 - (1) Canopy 520 SF, Frame, Average Pricing, Built 2004
- #4 - (1) Paving 20,000 SF, Asphalt Parking, Average Pricing, Built 2004
- #5 - (1) Fencing - Chain No Barbs, 10 Ft-Hgh, 100 LF, 0 LF-Gates, Built 2004
- #6 - (1) Paving 5,000 SF, Concrete Parking, Average Pricing, Built 2004
- #7 - (1) Paving 6,300 SF, Concrete Parking, Average Pricing, Built 2005
- #8 - (1) R-CONC BASKETBALL COURT Width=50, Length=64, Quantity=3200, Built 2005
- #9 - (1) Tank - Elevated Steel 80 Ht, 30,000 Gal, Built 1960

**Sales**

Date	Seller	Buyer	Recording	NUTC	Type	Multi Parcel	Amount
10/17/2006	ROBERT BROWNING LICHFIELD FAMILY LIMITED PARTNERSHIP	MIDWEST TWISTER LLC	2006S3157	TRANSFERS TO CORRECTOR MODIFY CONVEYANCE	Deed		\$0.00

Date	Seller	Buyer	Recording	NUTC	Type	Multi Parcel	Amount
10/17/2006	LICHFIELD FAMILY LTD PARTNERSHIP	MIDWEST TWISTER LLC	2006S2869	UNUSEABLE SALE - OTHER	Deed		\$0.00
2/18/2003	LEE COUNTY, IOWA	LICHFIELD FAMILY LTD PARTNERSHIP	2003S686	SALE TO/BY GOVERNMENT	Deed		\$500,000.00

+ There are other parcels involved in one or more of the above sales:

### Valuation

	2015	2014	2013	2012	2011
Classification	Multi-Residential	Commercial	Commercial	Commercial	Commercial
+ Multi-Res Land	\$250,000				
+ Multi-Res Building	\$1,717,090				
+ Land		\$250,000	\$259,470	\$259,470	\$259,470
+ Building		\$1,717,090	\$1,891,760	\$1,891,760	\$1,891,760
<b>= Total Assessed Value</b>	<b>\$1,967,090</b>	<b>\$1,967,090</b>	<b>\$2,151,230</b>	<b>\$2,151,230</b>	<b>\$2,151,230</b>

### Taxation

	2014 Pay 2015-2016	2013 Pay 2014-2015	2012 Pay 2013-2014	2011 Pay 2012-2013
+ Taxable Land Value	\$225,000	\$246,497	\$259,470	\$259,470
+ Taxable Building Value	\$1,545,381	\$1,797,172	\$1,891,760	\$1,891,760
+ Taxable Dwelling Value	\$0	\$0	\$0	\$0
<b>= Gross Taxable Value</b>	<b>\$1,770,381</b>	<b>\$2,043,669</b>	<b>\$2,151,230</b>	<b>\$2,151,230</b>
- Military Exemption	\$0	\$0	\$0	\$0
<b>= Net Taxable Value</b>	<b>\$1,770,381</b>	<b>\$2,043,669</b>	<b>\$2,151,230</b>	<b>\$2,151,230</b>
x Levy Rate (per \$1000 of value)	33.61205	32.68877	31.33952	31.93755
<b>= Gross Taxes Due</b>	<b>\$59,506.13</b>	<b>\$66,805.03</b>	<b>\$67,418.52</b>	<b>\$68,705.02</b>
- Ag Land Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Family Farm Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Prepaid Tax	\$0.00	\$0.00	\$0.00	\$0.00
<b>= Net Taxes Due</b>	<b>\$59,506.00</b>	<b>\$66,806.00</b>	<b>\$67,418.00</b>	<b>\$68,706.00</b>

### Pay Taxes

[Click here to pay property taxes for this parcel.](#)

### Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2014	March 2016	\$29,753	No		13020
	September 2015	\$29,753	No		

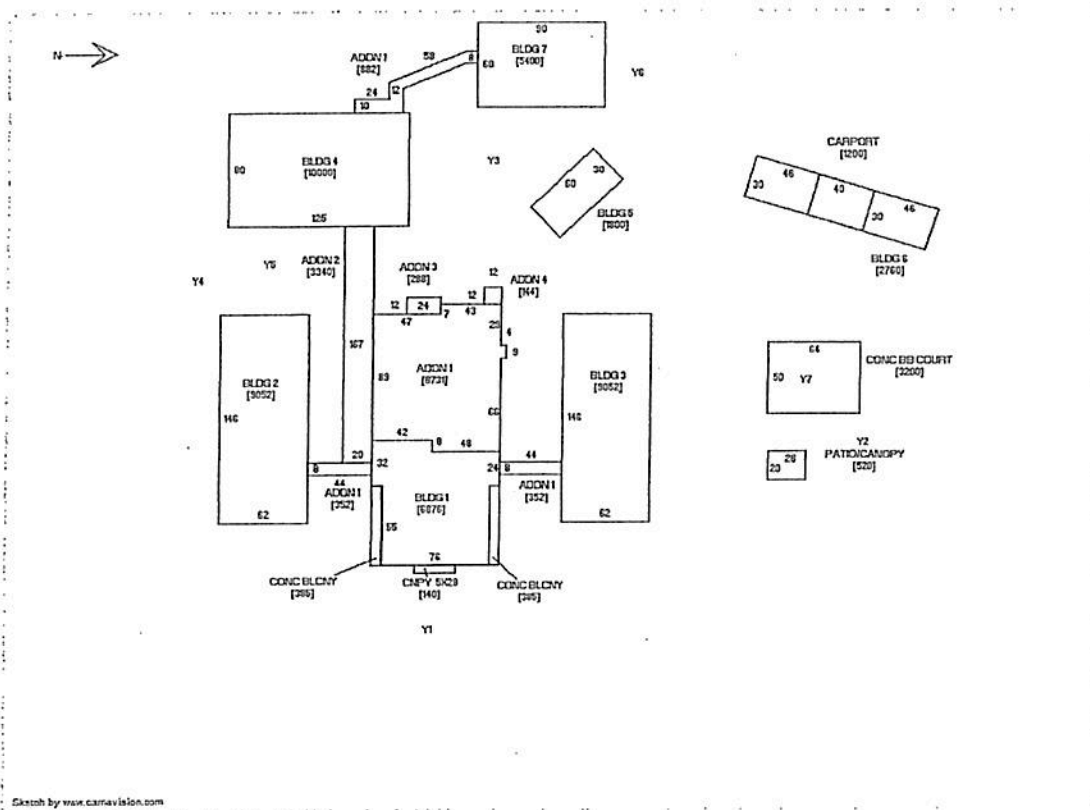
Year	Due Date	Amount	Paid	Date Paid	Receipt
2013	March 2015	\$33,403	Yes	2015-06-15	13001
	September 2014	\$33,403	Yes	2015-06-12	
2012	March 2014	\$33,709	Yes	2014-06-13	12970
	September 2013	\$33,709	Yes	2014-06-12	
2011	March 2013	\$34,353	Yes	2013-03-20	12964
	September 2012	\$34,353	Yes	2012-09-25	
2010	March 2012	\$32,031	Yes	2012-03-30	12916
	September 2011	\$32,031	Yes	2011-11-14	
2009	March 2011	\$31,565	Yes	2011-05-05	12862
	September 2010	\$31,565	Yes	2010-09-30	

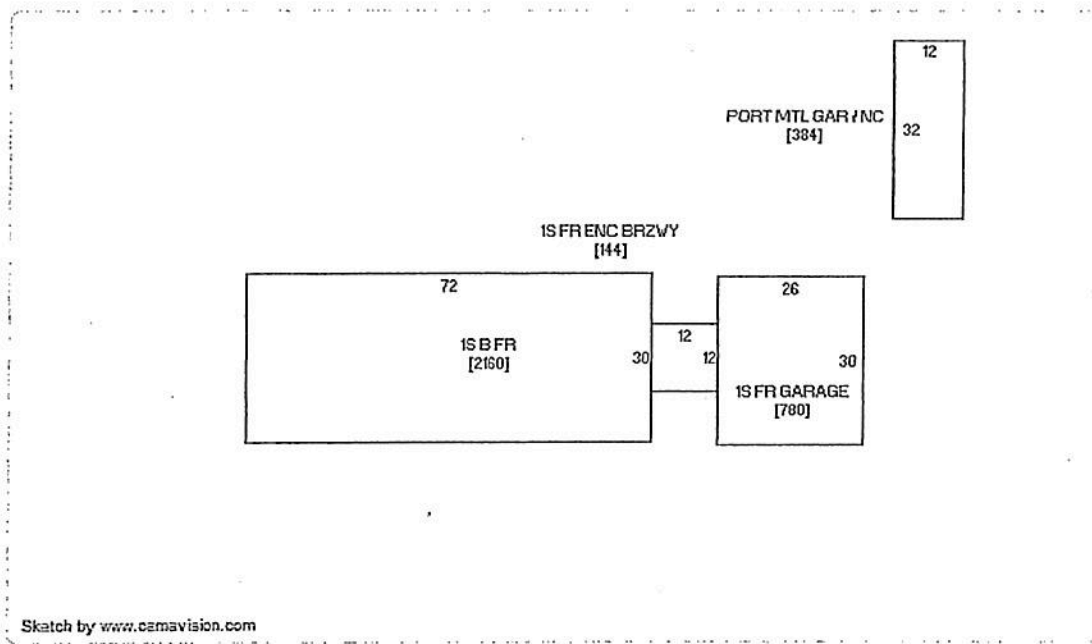
### Iowa Land Records

DED: 06S-3157 (12/4/2006)  
 DED: 06S-2869 (10/30/2006)  
 PLT: 21-C ()

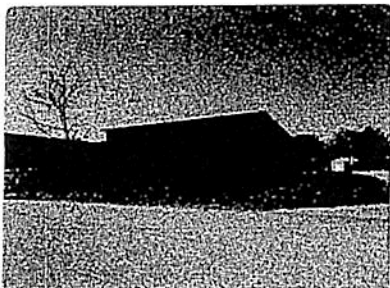
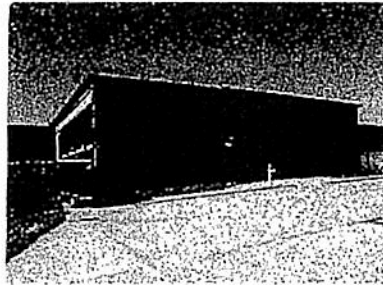
Data for Lee County between Beacon and Iowa Land Records is available on the Iowa Land Records site beginning in 2001.  
 For records prior to 2001, contact the County Recorder or Customer Support at [www.IowaLandRecords.org](http://www.IowaLandRecords.org).

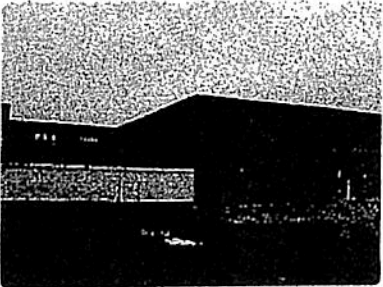
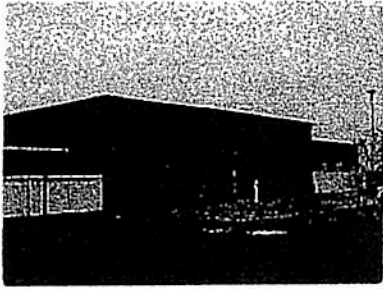
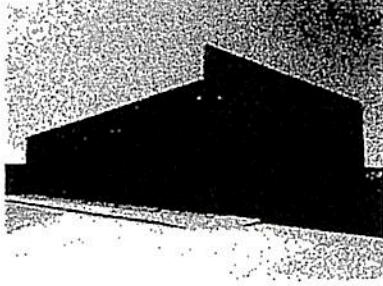
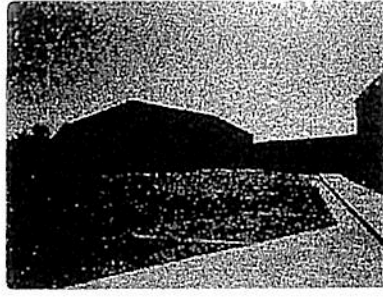
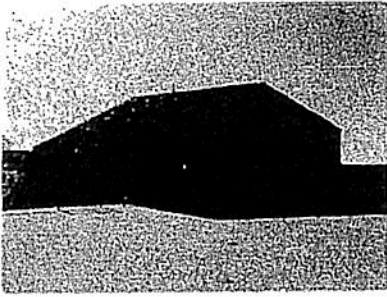
### Sketches

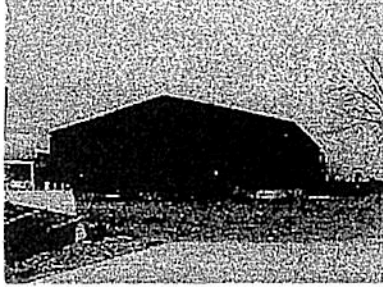
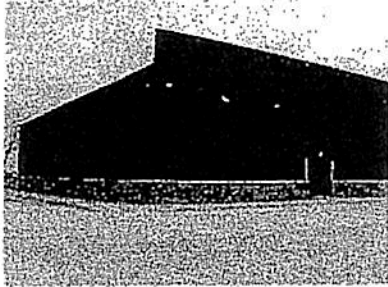
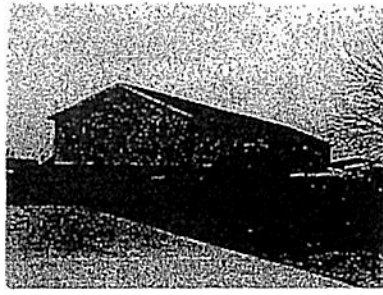
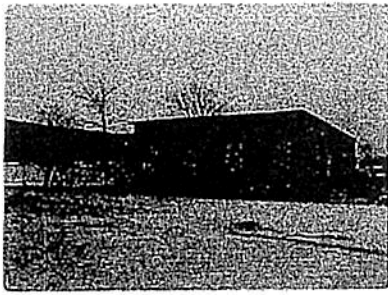




### Photos








No data available for the following modules: Ag Soils, Agricultural Buildings, Permits, Tax Sale Certificates.

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