

Recorded: 8/3/2026 at 1:43:27.0 PM  
County Recording Fee: \$47.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$50.00  
Revenue Tax: \$0.00  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2026 PG: 2214

**WARRANTY DEED**  
**Recorder's Cover Sheet**

**Preparer Information:** (name, address and phone number)

Robert D. Andeweg  
NYEMASTER GOODE, P.C.  
700 Walnut Street, Suite 1300  
Des Moines, Iowa 50309  
Phone Number: 515-283-3106

**Taxpayer Information:** (name and complete address)

Premier Cooperative, 501 Main Street, Mt. Horeb, WI 53572

**Return Document To:** (name and complete address)

Premier Cooperative, 501 Main Street, Mt. Horeb, WI 53572

**Grantors:**

Premier West Companies, LLC

**Grantees:**

Premier Cooperative

**Legal Description:**

See attached Exhibit "A"

**Document or instrument number of previously recorded documents:**

N/A

## **WARRANTY DEED**

For Consideration of ONE DOLLAR and other valuable consideration **Premier West Companies, LLC**, a Wisconsin limited liability company (hereinafter "Grantor"), does hereby convey, grant and warrant to **Premier Cooperative**, a Wisconsin cooperative association (hereinafter "Grantee"), the real property described on Exhibit "A" attached hereto and by this reference incorporated herein.

Subject to and together with all easements, restrictions and covenants of record.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

Exemption No. 14—This deed is given in the making or delivering of an instrument of transfer resulting from a merger, consolidation or reorganization, and accordingly exempt from payment of transfer tax and filing a declaration of value.

Grantor does hereby covenant with Grantee, and successors in interest, that Grantor 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 Grantor 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, and as masculine or feminine gender, according to the context.

**[Signature Page Follows]**

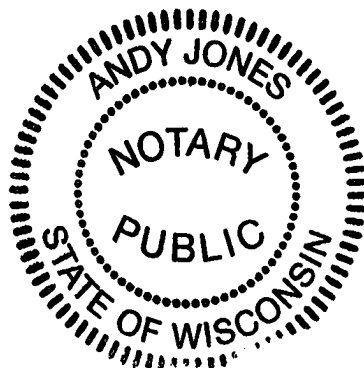
Dated: July 17, 2026

Premier West Companies, LLC

By:   
Matt Severson, Chief Executive Officer

STATE OF WI )  
 ) SS:  
COUNTY OF Dane )

This record was acknowledged before me on July 17, 2026, by Matt Severson, as Chief Executive Officer of Premier West Companies, LLC, a Wisconsin limited liability company.



  
Notary Public

## **EXHIBIT A**

### **Legal Descriptions – Delaware County**

#### **Parcel No. 641331202500**

LOT EIGHT (8) OF BAILEY DRIVE ESTATES, CITY OF MANCHESTER, DELAWARE COUNTY, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 2005, PAGE 2453, EXCEPT LOT ELEVEN (11) OF BAILEY DRIVE ESTATES 2<sup>ND</sup> SUBDIVISION A SUBDIVISION OF LOT 7 AND PART OF LOT 8 OF BAILEY DRIVE ESTATES CITY OF MANCHESTER, DELAWARE COUNTY, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 2019, PAGE 3471.

#### **Parcel No. 631331000500:**

THAT PART OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTY THREE (33), TOWNSHIP EIGHTY NINE (89) NORTH, RANGE FIVE (5), WEST OF THE FIFTH P.M., DESCRIBED AS COMMENCING FOUR HUNDRED EIGHTY (480.0) FEET WEST OF THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4), RUNNING THENCE SOUTH TWO HUNDRED EIGHTY FIVE (285.0) FEET, THENCE WEST TWO HUNDRED TWENTY (220.0) FEET, THENCE NORTH TWO HUNDRED EIGHTY FIVE (285.0) FEET, THENCE EAST TWO HUNDRED TWENTY (220.0) FEET TO THE POINT OF BEGINNING.

#### **Parcel Nos. 631331000900, 631331000910, 631331000920, 631331001000, 631331200710:**

That part of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Thirty Three (33), Township Eighty Nine (89) North, Range Five (5), West of the Fifth Principal Meridian described as commencing at a point four hundred fifty five (455.0) feet East of the Northwest corner of said Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4), thence South two hundred eighty five (285.0) feet, thence West one hundred (100.0) feet, thence South one hundred twenty (120.0) feet, thence East one hundred (100.0) feet, thence South forty five (45.0) feet, thence East one hundred twenty (120.0) feet, thence North four hundred fifty (450.0) feet, thence West one hundred twenty (120.0) feet to the point of beginning; also that part of Lot Twenty Five (25) of Empire Estates Subdivision, City of Manchester, Delaware County, Iowa, according to plat recorded in Book 5 Plats, Page 99, described as commencing at the Northerly most Northwest corner of said Lot Twenty Five (25), said point intersecting the mid-line of East Main Street, thence South four hundred fifty (450) feet to the point of beginning, thence South forty (40) feet, thence Westerly to the Northeast corner of Buena Vista Street, thence West seventy five and eighty two hundredths (75.82) feet, thence North two hundred and eleven hundredths (200.11) feet, thence North 89° 59'30" East two hundred twenty three (223) feet, thence South one hundred twenty (120) feet, thence East one hundred (100) feet, thence South forty five (45) feet, thence East one hundred twenty (120) feet to the point of beginning; also

Parcel H in Lot 25 of Empire Estates Subdivision, City of Manchester, Delaware County, Ia., according to plat recorded in Book 7 Plats, Page 26; also Lot Nine (9) of Bailey Drive Estates 2nd Subdivision A Subdivision of Lot 7 And Part Of Lot 8 Of Bailey Drive Estates City Of Manchester, Delaware County, Iowa, according to plat of record in Book 2019, Page 3471.