

Recorded: 9/9/2026 at 8:53:23.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$1,087.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 2626

Return To: ATW Farms, LLC, c/o 2650 Rosewood Drive, Dubuque, IA 52001
Taxpayer: ATW Farms, LLC, c/o 2650 Rosewood Drive, Dubuque, IA 52001
Preparer: Brian J. Kane, 2100 Asbury Road, Ste 2, Dubuque, IA 52001, Phone: 563-582-7980



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of One Dollar (\$1.00) and other valuable consideration, WESSELS FARMS, LLC, an Iowa limited liability company, does hereby Convey to ATW FARMS, LLC, an Iowa limited liability company, the following described real estate in DELAWARE County, Iowa:

The Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$), and all that part of the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) that lies South of the railroad right-of-way in Section Thirty Three (33), Township Eighty-Nine (89) North, Range Three (3), West of the Fifth Principal Meridian, except that part included in Parcel 2026-14 and Parcel 2026-15 in Part Of The East Half (E1/2) Of The Northwest Quarter (NW $\frac{1}{4}$) And Part Of Parcel B, All In Section Thirty-Three (33), Township Eighty-Nine North (T89N), Range Three West (R3W) Of The Fifth Principal Meridian, Delaware County, Iowa; and Parcel 2026-16 Part Of Parcel B In Section Thirty-Three (33), Township Eighty-Nine North (T89N), Range Three West (R3W) Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2026, Page 741.

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.

The grantor hereby covenants with grantee, 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.

Dated: September 8th, 2026.

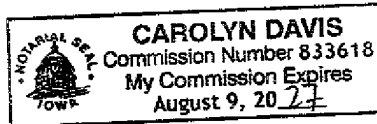
WESSELS FARMS, LLC, an Iowa limited liability company

By Gary G. Wessels Pres.
Gary G. Wessels, President

By Lori Wessels Sec.
Lori A. Wessels, Secretary

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on September 8th, 2026, by Gary G. Wessels, as President of WESSELS FARMS, LLC, an Iowa limited liability company.



Carolyn Davis
Signature of Notary Public

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on September 8th, 2026, by Lori A. Wessels, as Secretary of WESSELS FARMS, LLC, an Iowa limited liability company.



Carolyn Davis
Signature of Notary Public