

BK: 2026 PG: 3030
Recorded: 10/9/2026 at 2:50:42.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$1,367.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer: Seth D. Dodge, 666 Grand Ave., Ste 2000, Des Moines, IA 50309, 515-242-2400 (28588.10)
Return To: Teamwork Ranch, LLC, 1459 Grand Ave., Des Moines, IA 50309
Taxpayer Information: Teamwork Ranch, LLC, 1459 Grand Ave., Des Moines, IA 50309

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Westlake Farms, LP, an Iowa Limited Partnership**, organized and existing under the laws of the State of Iowa does hereby Conveys to **Teamwork Ranch, LLC**, an undivided 52.9% interest, the following described real estate:

The Northeast Fractional Quarter (¼) of Section Six (6), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT all that part thereof lying South of the County Road right of way as it now exists in the South Half (½) of the Northeast Quarter (¼) of said Section Six (6).

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.

Subject to all covenants, restrictions and easements of record.

The grantor 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.

The grantor further warrants that this conveyance is made in the usual course of the partnership business and is signed by a duly authorized partner of the partnership.

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.

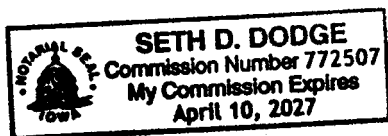
Dated: 10/9/26

Westlake Farms, LP, a Limited
Partnership

By: [Signature]
Andrew Westlake, General Partner

STATE OF IA, COUNTY OF Polk) ss:

On this 9 day of October, 2026, before me the undersigned, a Notary Public in and for said State, personally appeared Andrew Westlake as General Partner of Westlake Farms, LP, an Iowa Limited Partnership.



[Signature]
Notary Public in and for said State