

BK: 2026 PG: 3040
Recorded: 10/12/2026 at 8:28:50.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
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

TRUSTEE WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Sheryl J. Westlake, as Trustee of the Russell and Sheryl Westlake Living Trust u/a/d August 6, 2019**, Convey(s) to **Teamwork Ranch, LLC**, an undivided 25.99% interest in the following described real estate in Madison County, Iowa:

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.

This Deed is given without additional consideration, to supplement deed contemporaneously filed between Westlake Farms, LP, Grantor, and Teamwork Ranch, LLC, Grantee, filed on October 9th, 2026, in Book 2026, Page 3030, and is therefore exempt pursuant to Iowa Code 428A.2 (10).

The grantor(s) hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that they have 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.

The grantor further warrants to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee to the grantees is effective and rightful; and that the trustee knows of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

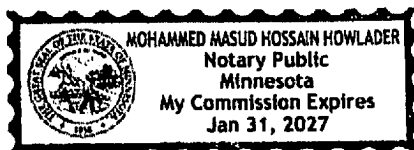
Dated: 10/6/2026

The Russell and Sheryl Westlake Living Trust u/a/d August 6, 2019

Sheryl J. Westlake
Sheryl J. Westlake, Trustee

STATE OF MN, COUNTY OF OLMSTED, ss:

On this 6 day of Oct., 2026, before me the undersigned, a Notary Public in and for said State, personally appeared Sheryl J. Westlake, as Trustee of the Russell and Sheryl Westlake Living Trust u/a/d August 6, 2019, to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.



Mohammed Masud Hossain Howlader
Notary Public in and for said State