

BK: 2026 PG: 3042
Recorded: 10/12/2026 at 8:29:25.0 AM
Pages 2
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
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

TRUSTEE AFFIDAVIT
In re: Real Estate located in Madison County, Iowa
described as follows:

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).

STATE OF ^{mn}~~IOWA~~, COUNTY OF OLMSTED) ss.

I, Sheryl J. Westlake, as Trustee of the Russell and Sheryl Westlake Living Trust u/a/d August 6, 2019, being first duly sworn or affirmed do hereby depose and state of my personal knowledge that:

1. I am the trustee of the Russell and Sheryl Westlake Living Trust u/a/d August 6, 2019, to which the above-described real estate was conveyed to the trustee(s) by Sheryl J. Westlake, Executor of the Estate of Russell E. Westlake, pursuant to an instrument recorded on April 29, 2026, in the office of the Madison County Recorder in Book 2026, Page 1196, and by Sheryl J. Westlake, a single person, pursuant to an instrument recorded April 24, 2026, in Book 2026, Page 1148.
2. I am the currently existing trustee under the trust and am authorized to convey the above-described real estate, without any limitations or qualifications whatsoever.
3. The trust is in existence and I, as the trustee, am authorized to transfer the interests

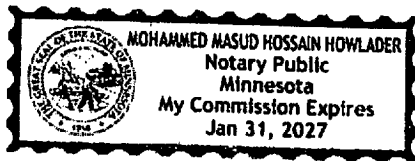
in the above-described real estate, free and clear of any adverse claims.

4. To the best of the knowledge of the trustee, the person(s) creating the trust was under no disability or infirmity at the time the trust was created.
5. One of the Trustors, Russell Westlake, passed away on July 5, 2025. A Form 706, United States Estate Tax return, **IS NOT** required to be filed as a result of the death of the Decedent. An Iowa inheritance tax return **IS NOT** required to be filed pursuant to Iowa Code Section 450.22 subsection 3. The remaining Trustor is alive.
6. This affidavit is given pursuant to §614.14, Code of Iowa.

Dated: 10/6/2026

Sheryl J. Westlake
Sheryl J. Westlake, as Trustee

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