

BK: 2026 PG: 3044
Recorded: 10/12/2026 at 8:30:00.0 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

BUYER 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 IOWA, COUNTY OF Polk) ss.

The undersigned, as Head of Real Estate of Teamwork Ranch, LLC, grantee, being first duly sworn or affirmed do hereby depose and state of my personal knowledge that:

1. Teamwork Ranch, LLC, is the grantee of the deed dated Oct 6, 20 26, to which the above-described real estate was conveyed to grantee by Sheryl J. Westlake, as Trustee of the Russell and Sheryl Westlake Living Trust u/a/d August 6, 2019 pursuant to an instrument to be recorded in the office of the Madison County Recorder.
2. In connection with the delivery of the deed to the grantee, the Trustee(s) provided an Affidavit to the grantee which states the following, or substantially the following:
 - a. I am the currently existing trustee(s) under the trust and am authorized to convey the above described real estate, without any limitations or qualifications

whatsoever.

- b. 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.
- c. To the best of the knowledge of the trustee(s), the person(s) creating the trust was under no disability or infirmity at the time the trust was created.
3. The grantee relied on this Affidavit in accepting the deed.
4. The grantee has no notice or knowledge of any adverse claims which will arise out of the execution and recording of the deed from the trustee.

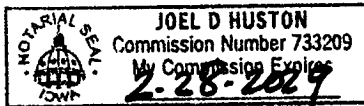
Dated: Oct 7, 2024

Teamwork Ranch, LLC

by [Signature]

Print: ARON M. RUBEN

On this 7th day of October, 2024, before me the undersigned, a Notary Public in and for said State, personally appeared Aaron M. Ruben as Head of Real Estate of Teamwork Ranch, LLC, 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.



[Signature]
Notary Public in and for said State