

Recorded: 4/14/2023 at 2:56:02.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 796

Preparer Information: George A. Davis, 225 1st Avenue East, Dyersville, IA 52040, Phone: 563-875-9112
Taxpayer Information: Lansing RS, LLC, 1585 310th Ave., New Vienna, IA 52065
Return Document To: George A. Davis, 225 1st Avenue East, Dyersville, IA 52040



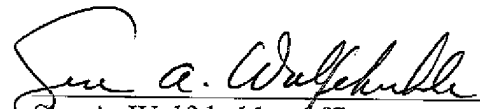
INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: SEE ATTACHED EXHIBIT "A"

STATE OF IOWA, COUNTY OF DUBUQUE, ss:

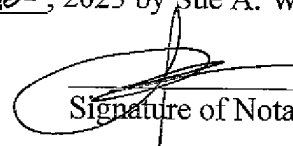
I, Sue A. Wulfekuhle, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

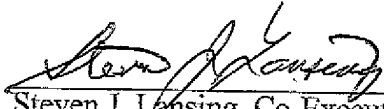
1. I am a Co-Trustee under the Lois A. Lansing Residuary Trust Under Will dated September 20, 1995, to which the above-described real estate was conveyed to the trustee by a Court Officer Deed pursuant to an instrument recorded December 8, 1999 in the office of the Delaware County Recorder in Book 1999, Page 4197.
2. I am one of the presently existing Co-Trustees under the Trust and I am authorized to transfer the above described real estate to Lansing RS, LLC without any limitation or qualification whatsoever.
3. The Trust is in existence and I, as Co-Trustee, am authorized to transfer the interest in the real estate as described in paragraph 2, free and clear of any adverse claims.
4. The grantor of the trust is not alive.
5. Form 706, United States Estate Tax return is not required to be filed as a result of the death of the Grantor.
6. An Iowa inheritance tax return is not required to be filed pursuant to section 450.22 subsection 2 and 3.
7. The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.


Sue A. Wulfekuhle, Affiant

Signed and sworn to (or affirmed) before me on April 12, 2023 by Sue A. Wulfekuhle.

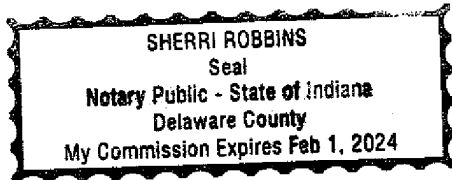



Signature of Notary Public


Steven J. Lansing, Co-Executor of The
Estate of John F. Lansing

STATE OF INDIANA, COUNTY OF Delaware, ss:

This record was acknowledged before me on April 12 2023 by Steven J. Lansing as Co-Executor of The Estate of John F. Lansing.




Signature of Notary Public

EXHIBIT "A"

An undivided one-half interest in the following described property:

The Southwest Quarter (SW $\frac{1}{4}$) and all that part of the Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) lying South of the Public Highway, and one acre of land extending across the North end of the West Half (W $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$), all in Section 23, Township 90 North, Range 3, except: commencing at the Southeast Corner of the Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 23, Township 90 North, Range 3, thence North 0° 09 1/2' E 797.1 ft. to the Center Line of the Proposed Road at Sta. 1204 + 72.6 thence N 0° 09 1/2' E 7.6 ft. to Center Line of Old Road, thence N 81° 2' W along Center Line of Old Road 28.7 ft. to the Point of Beginning. Thence N 81° 26' West 1256.4 ft. thence S 0° 00 1/2' E 22.5 ft. to Center Line of Proposed Road at Sta. 1191 + 89.7 thence S 0° 00 1/2' E 60.6 ft. thence S 82° 05 1/2' E 1142 ft. Thence S 46° 12 1/2' E 153.6 ft. Thence N 0° 09 1/2' E 159.3 ft. to the Point of Beginning, subject to easements of record
