Recorded: 3/26/2024 at 12:05:01.0 PM

County Recording Fee: \$22.00 lowa E-Filing Fee: \$3.00 Combined Fee: \$25.00 Revenue Tax: \$0.00 Delaware County, Iowa Daneen Schindler RECORDER

BK: 2024 PG: 648

AFFIDAVIT EXPLANATORY OF TITLE AND AFFIDAVIT OF POSSESSION

STATE OF CONNECTICUT)) ss. NEW BRITAIN
COUNTY OF HARTFORD)

- I, Scott Kosswig, in my capacity as Vice President of Paladin Brands Group, Inc., a Delaware corporation, and not in my personal capacity, being first duly sworn, on oath deposes and says:
 - 1. That I am the Vice President of Paladin Brands Group, Inc., a Delaware corporation (formerly known as Attachment Technologies. Inc., a Delaware corporation).
 - That the Grantee in the Quit Claim Deed dated October 15, 2019, recorded on March 5, 2020 in Book 2020, Page 608 in Delaware County, Iowa, was incorrectly referenced as Attachment Technologies. Inc., an Iowa corporation. The name of the grantee should have read as follows: Paladin Brands Group, Inc., a Delaware corporation.
 - 3. That a scrivener's error was made on the Quit Claim Deed referenced in paragraph 2 above as to the name of the grantee. This affidavit is being recorded to evidence the fact that Paladin Brands Group, Inc., a Delaware corporation, is the correct name and state of organization of the grantee on the aforementioned Quit Claim Deed.
 - 4. That the legal description of the real estate as contained in the Quit Claim Deed referenced in this affidavit is shown in <u>Exhibit "A"</u> attached hereto and is henceforth also referred to as the "Land".
 - 5. That this affidavit is being recorded to evidence that Paladin Brands Group, Inc., a Delaware corporation, holds all right, title and interest in the Land, together with all improvements thereon, the "Property".
 - 6. That Paladin Brands Group, Inc., a Delaware corporation, is now the record titleholder of the Property.
 - 7. That Paladin Brands Group, Inc., a Delaware corporation, is now in complete actual and sole possession of all of said Property. That this affidavit is made from the personal knowledge of the undersigned who is familiar with said Property, its titleholders, and the party in possession; and is for the purpose of confirming title to the Land described in <u>Exhibit "A"</u> under the provisions of Sections 614.17 and 614.17A, Code of Iowa, and other statutes relative thereto.

Further affiant sayeth not.

Subscribed and sworn to before me this 21⁵⁷ day of March, 2024.

leavoutik

Signature of Notary Public or Other Official Notarial Stamp or Seal (or other Title or Rank)

> FERNANDA SALOMAO-DAVID Notary Public, State of Connecticut My Commission Expires 09/30/2027

Scott Kosswig, Vice President



Exhibit "A"

That South half of the portion of Market St. lying North of Lot Five (5), Block Sixteen (16); and North half of the portion of Market St. lying South of Lots Eight (8) and Nine (9), Block Eight (8), in Delhi, Iowa, according to plat recorded in Book A L.D., pages 128-129.

AFFIDAVIT EXPLANATORY OF TITLE AND AFFIDAVIT OF POSSESSION

Prepared by:

Greenberg Traurig, LLP 500 Campus Drive, Suite 400 Florham Park, New Jersey 07932 Attention: Brian L. Petrequin

Taxpayer Information:

Paladin Brands Group, Inc. 503 Gay Street Delhi, IA 52223

Acturn Document To.

Greenberg Traurig, LLP 500 Campus Drive, Suite 400 Florham Park, New Jersey 07932 Princeton, NJ 08540 File No. NCS 1N9JIA01 Attention: Brian L. Petrequin

Record and Return To: First American Title 506 Carnegie Center, Suite 103 Princeton, NJ 08540

Grantor:

City of Delhi

Grantee:

Paladin Brands Group, Inc., a Delaware corporation

Legal Description: See Page 2

Document or instrument number of previously recorded documents: Book 2020, Page 608

in Delaware County, Iowa