

Recorded: 5/21/2025 at 2:44:40.0 PM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.22
Combined Fee: \$15.22
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 1288

Prepared by Travis J. Schroeder, Simmons Perrine Moyer Bergman PLC
and return to: 115 Third Street SE - Suite 1200, Cedar Rapids, Iowa 52401 (319) 366-7641
SPACE ABOVE THIS LINE FOR RECORDER

TRUSTEES' AFFIDAVIT

RE: **See Exhibit "A" attached hereto and incorporated herein by reference (page 2)**

STATE OF IOWA, COUNTY OF LINN, ss:

We, **CHARLES J. WILGENBUSCH** and **PAULA K. WILGENBUSCH**, being first duly sworn (or affirmed) under oath, state of our personal knowledge that:

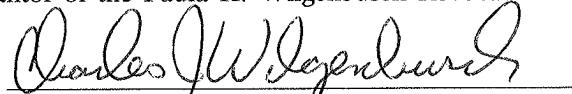
1. Charles J. Wilgenbusch and Paula K. Wilgenbusch are the Co-Trustees under the Charles J. Wilgenbusch Revocable Trust dated February 16, 2024 and Charles J. Wilgenbusch and Paula K. Wilgenbusch are the Co-Trustees under the Paula K. Wilgenbusch Revocable Trust dated February 16, 2024, to which the above-described real estate was conveyed to the trusts by Corrective Special Warranty Deed recorded on March 19, 2024 in Book 2024 at Page 605, Warranty Deed recorded on June 3, 2024 in Book 2024 at Page 1204 and by Quit Claim Deed recorded on June 3, 2024 in Book 2024 at Page 1205, all of the records of the Delaware County, Iowa, Recorder.

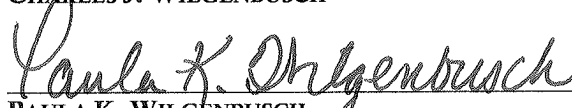
2. Charles J. Wilgenbusch and Paula K. Wilgenbusch are the presently existing Co-Trustees under the Trusts and are authorized to convey without any limitation or qualification whatsoever.

3. The Trust is in existence and Charles J. Wilgenbusch and Paula K. Wilgenbusch, as Co-Trustees, are authorized to transfer the interest in the real estate as described above free and clear of any adverse claims.

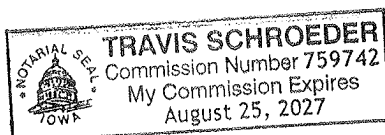
4. Charles J. Wilgenbusch is the grantor of the Charles J. Wilgenbusch Revocable Trust dated February 16, 2024 and the trust is revocable.

5. Paula K. Wilgenbusch is the grantor of the Paula K. Wilgenbusch Revocable Trust dated February 16, 2024 and the trust is revocable.


CHARLES J. WILGENBUSCH


PAULA K. WILGENBUSCH

Subscribed and Sworn to before me on May 21, 2025 by **CHARLES J. WILGENBUSCH** AND **PAULA K. WILGENBUSCH**.





Notary Public in and for said State
My Commission Expires: 8-25-2027

EXHIBIT "A"
LEGAL DESCRIPTION

The West One-half ($W\frac{1}{2}$) of the Southeast Quarter ($SE\frac{1}{4}$) and the East One-half ($E\frac{1}{2}$) of the Southwest Quarter ($SW\frac{1}{4}$) of Section Ten (10), Township Eighty-eight (88) North, Range Six (6) West of the Fifth P. M., and the Southeast Quarter ($SE\frac{1}{4}$) of the Northwest Quarter ($NW\frac{1}{4}$) of Section Ten (10), Township Eighty-eight (88) North, Range Six (6), West of the Fifth P.M, Delaware County, Iowa;

AND

The South One-half ($S\frac{1}{2}$) of the Northwest Quarter ($NW\frac{1}{4}$), the South Twenty and One-Tenth (20.1) acres of the North One-half ($N\frac{1}{2}$) of the Northwest Quarter ($NW\frac{1}{4}$) on the South side of the Railroad, of Section Thirty Five (35); and that part of the East One-half ($E\frac{1}{2}$) of the Northeast Quarter ($NE\frac{1}{4}$) lying South of the Dubuque and Sioux City Railroad Right-of-Way, of Section Thirty Four (34); all in Township Eighty Nine (89) North, Range Six (6), West of the Fifth P.M., except Parcel C part of the $S\frac{1}{2}$ - $NW\frac{1}{4}$ Sec. 35, T89N, R6W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2007, Page 3289.