

Recorded: 5/30/2025 at 10:58:13.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 1363

INDIVIDUAL TRUSTEE'S AFFIDAVIT
THE IOWA STATE BAR ASSOCIATION
Official Form No. 113
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

Emma M. Shie, Attorney
5333 Belle Avenue
Davenport, Iowa 52807
Phone: (563) 324-8244

Taxpayer Information: (name and complete address)

Bena Mokota, L.L.C.
1725 Jordyn Court
Davenport, Iowa 52807

Return Document To: (name and complete address)

Emma M. Shie, Attorney
5333 Belle Avenue
Davenport, Iowa 52807

Grantors:

Jay A. Konzen, Co-Trustee
Cheri L. Konzen, Co-Trustee
Jay A. Konzen and Cheri L. Konzen Trust

Grantees:

Bena Mokota, L.L.C.

Legal Description: See page 2.

Document or instrument number of previously recorded documents: N/A


INDIVIDUAL TRUSTEE'S AFFIDAVIT


RE: See legal descriptions attached.

We, JAY A. KONZEN and CHERI L. KONZEN, being first duly sworn (or affirmed) under oath, state of our own personal knowledge that:

1. We are the trustees under the JAY A. KONZEN and CHERI L. KONZEN TRUST, to which the above-described real estate was conveyed to the trustees by JAY A. KONZEN and CHERI L. KONZEN, pursuant to an instrument recorded the 22nd day of June, 2022, in the office of the Delaware County Recorder in Book 2022, Page 1915.
2. We are the presently existing trustees under the Trust and we are authorized to transfer the above-referenced real estate by Warranty Deed, Quit Claim Deed, installment sale contract, or otherwise without any limitation or qualification whatsoever.
3. The Trust is in existence and we, as trustees, are authorized to transfer the interest in the real estate as described hereinabove, free and clear of any adverse claims.
4. The grantors of the trust are alive.
5. The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.
6. This Affidavit is being given pursuant to Iowa Code Section 614.14.

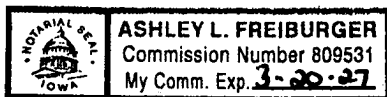
Dated this 28 day of April, 2025.

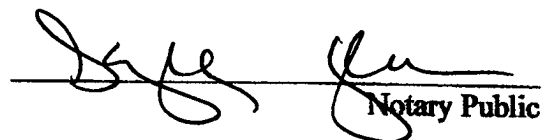

JAY A. KONZEN
As Co-Trustee of the above-entitled trust


CHERI L. KONZEN
As Co-Trustee of the above-entitled trust

STATE OF IOWA, COUNTY OF Delaware, SS:

This instrument was acknowledged before me on April 28, 2025, by JAY A. KONZEN and CHERI L. KONZEN.




Notary Public

LEGAL DESCRIPTION

Parcel 2016-67, Part of the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of Section Thirteen (13), Township Eighty-seven North (T87N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa;

AND

Parcel 2016-68, Part of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) and Part of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼), all in Section Thirteen (13), Township Eighty-Seven North (T87N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa; All as shown on the Plat of Survey recorded in Book 2017 at Page 297 in the office of the Recorder of Delaware County, Iowa.

Commonly known as 3351 305th Street, Hopkinton, Iowa 52237.