



Book 2025 Page 1580

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Preparer Information: Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave., Suite #4, Independence, IA 50644, Tel: (319) 334-3704
Return Document To: Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave., Suite #4, Independence, IA 50644

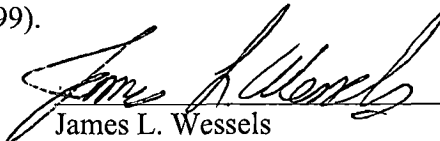
AFFIDAVIT

Re: See Exhibit A attached

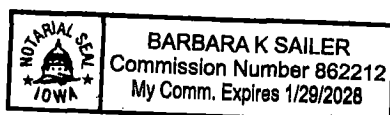
STATE OF IOWA)
)ss
COUNTY OF Delaware)

I, James Louis Wessels, being first duly sworn on oath, depose and state as follows:

1. That a judgment was placed against me and the above-described real estate by Sandra K. Mormann, individually and as Administrator of the Estate of Augustin G. Mormann, and Daniel J. Mormann, individually for \$4,260,000.00, at 7.04% interest, plus court costs, filed April 4, 2024, as Case No. LACV008847, in the Iowa District Court for Delaware County. The lien does not pertain to the homestead.
2. That at the time the above-referenced Judgment was filed, I used and occupied the above-described real estate as my homestead and continue to use and occupy it as my homestead as of the date of this Affidavit.
3. That pursuant to *Baratta v. Polk County Health Services*, this lien does not attach to a homestead. 588 N.W.2d 107 (Iowa 1999).


James L. Wessels

Subscribed and sworn to me this 16th day of June, 2025, by James L. Wessels.




Notary Public

EXHIBIT "A"

Lot Three (3) of Blossch Subdivision of the Northwest Quarter of the Northeast Quarter (NW1/4-NE1/4), part of the Northeast Quarter of the Northwest Quarter (NE1/4-NW1/4), part of the Southwest Quarter of the Northeast Quarter (SW1/4-NE1/4), and part of the Northwest Quarter of the Southeast Quarter (NW1/4-SE1/4) of Section 18, Township 89 North, Range 5 West of the Fifth Principle Meridian, Delaware County, Iowa, according to plat recorded in Book 2002, Page 2309, except Parcel 2025-41, Part of Lot 3 of Blossch Subdivision in the SW ¼ of the NE ¼ of Section 18, Township 89 North, Range 5 West of the 5th P.M., Delaware County, Iowa, as described in Plat of Survey in Book 2025, Page 1273;

AND

Parcel 2025-42, Part of the NE ¼ of the NE ¼ and part of the SE ¼ of the NE ¼ of Section 18, Township 89 North, Range 5 West of the 5th P.M., Delaware County, Iowa, as described in Plat of Survey in Book 2025, Page 1273.