

Recorded: 8/18/2025 at 2:22:28.0 PM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 2197

**INDIVIDUAL TRUSTEE'S AFFIDAVIT
Recorder's Cover Sheet**

Preparer Information: Nathan D. Runde, 2080 Southpark Ct., Dubuque, IA 52003, Tel: 563 582-2926

Taxpayer Information: Gold Rad Holdings LLC, 5638 Irina Court, Dubuque, IA 52002

Return Document To: Gold Rad Holdings LLC, 5638 Irina Court, Dubuque, IA 52002

Grantors: V&R Nelson Family Trust

Grantees: Gold Rad Holdings LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



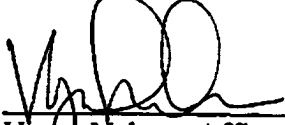
INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: Lot One (1), Block Eight (8), Delhi, Iowa, according to plat recorded in Book A L.D., Pages 128-129

STATE OF IOWA, COUNTY OF DELAWARE, ss:

We, Vyron Nelson & Roberta Nelson, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:


- 1 We are the co-trustees under the V&R Nelson Family Trust, to which the above-described real estate was conveyed to the trustee by Vyron C. Nelson & Roberta A. Nelson, husband and wife, pursuant to an instrument recorded December 6, 2023, in the office of the Delaware County Recorder in BK: 2023 PG: 3046.
- 2 We are presently the existing co-trustees under the Trust and are authorized to sign any and all real estate documents for the sale of the property referred to above without any limitation or qualification whatsoever.
- 3 The Trust is in existence and we, as co-trustees, are authorized to transfer the interest in the real estate as described in paragraph 2, 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.


Vyron Nelson, Affiant


Roberta Nelson, Affiant

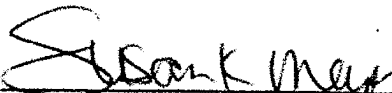
Signed and sworn to (or affirmed) before me on August 11, 2025, by
Vyron Nelson.




Signature of Notary Public

Signed and sworn to (or affirmed) before me on August 11, 2025, by
Roberta Nelson




Signature of Notary Public