

Recorded: 8/18/2025 at 2:22:45.0 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: 2199

PURCHASER'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:



PURCHASER'S AFFIDAVIT
(For use with property purchased from an inter vivos trust)

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

STATE OF IOWA, DELAWARE COUNTY, ss:

I, Ashley Radabaugh, Member of Gold Rad Holdings LLC, being first duly sworn (or affirmed) under oath depose and state that I am the purchaser of the real estate described above. The purchaser has relied upon the Affidavit dated August 15, 2025 from Vyron Nelson & Roberta Nelson, co-trustees of the V&R Nelson Family Trust. The purchaser has no notice or knowledge of any adverse claims arising out of the execution and recording of the deed from the trustee. This Affidavit is given to establish reliance on the Affidavit referred to above for all purposes contemplated under Iowa Code Section 614.14.

Dated 8/15/25



Ashley Radabaugh, Member
Gold Rad Holdings LLC, Affiant

Signed and sworn to (or affirmed) before me on August 15th, by Ashley Radabaugh, Member, Gold Rad Holdings LLC.


Signature of Notary Public

