

Recorded: 9/25/2025 at 11:29:29.0 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: 2567

Prepared by: Mark R. Van Heukelom
Bradley & Riley PC

P.O. Box 2804
Cedar Rapids, IA 52406-2804

PHONE (319) 363-0101
FAX (319) 363-9824

Return to/Address tax statement: Marvin D. Gudenkauf, 2078 295th Street, Delhi, IA 52223

TRUSTEES' AFFIDAVIT

RE: THE NORTH ONE-HALF OF THE SOUTHEAST QUARTER (N ½ SE ¼) EXCEPT THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE ¼ SE ¼) THAT LIES WEST OF THE DIAGONAL ROAD RUNNING THROUGH SAID 40 ACRE PARCEL

ALL OF WHICH IS LOCATED IN SECTION ELEVEN (11), TOWNSHIP EIGHTY-SEVEN (87) NORTH, RANGE FIVE (5), WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA, SUBJECT TO ALL ROADWAYS AND EASEMENTS OF RECORD.

I, JOANN METZ, JANICE LAWRENCE, and LINDA RINGGENBERG, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. JOANN METZ, JANICE LAWRENCE, and LINDA RINGGENBERG are the Co-Trustees of the ANN E. GUDENKAUF TRUST U/D/O APRIL 4, 1995 as amended, to which the above-described real estate was conveyed pursuant to the Warranty Deed at Book 134 Page 330 recorded on April 7, 1995, in the records of the Delaware County, Iowa, Recorder.

2. We are the presently existing Co-Trustees under the Trust and pursuant to the Trust, we are authorized to convey the real estate above to MARVIN D. GUDENKAUF, without any limitation of qualification whatsoever.

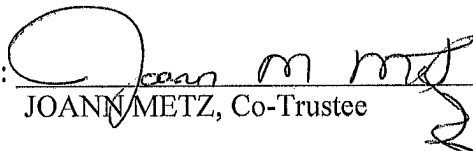
3. The Trust is in existence, and we, as Co-Trustees, are authorized to transfer the interest in the real estate as described above, free and clear of any adverse claims.

4. The Grantor of the Trust, ANN E. GUDENKAUF, died on December 29, 2024.

5. The Trust is irrevocable and none of the beneficiaries of the Trust are deceased.

6. The extent of the assets of Ann E. Gudenkauf subject to federal estate tax did not exceed \$13,061,000.00.

Dated: September 15, 2025

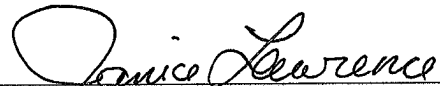
By: 
JOANN METZ, Co-Trustee

STATE OF IOWA)
COUNTY OF IOWA) ss:

This instrument was acknowledged before me on September 15, 2025, by JOANN METZ as Co-Trustee of the ANN E. GUDENKAUF TRUST U/D/O APRIL 4, 1995, as amended.



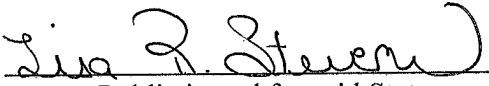

Notary Public in and for said State

By: 
JANICE LAWRENCE, Co-Trustee

STATE OF IOWA)
COUNTY OF JONES) ss:

This instrument was acknowledged before me on September 12, 2025, by JANICE LAWRENCE as Co-Trustee of the ANN E. GUDENKAUF TRUST U/D/O APRIL 4, 1995, as amended.




Notary Public in and for said State

By: Linda S. Ringgenberg
LINDA S. RINGGENBERG, Co-Trustee

STATE OF Missouri)
COUNTY OF ~~Clay~~ Jackson) ss:

This instrument was acknowledged before me on September 16th, 2025, by LINDA S. RINGGENBERG as Co-Trustee of the ANN E. GUDENKAUF TRUST U/D/O APRIL 4, 1995, as amended.

Beatrice I. West
Notary Public in and for said State

