

Recorded: 12/30/2025 at 2:26:55.0 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: 3592

Prepared by/Return to: Brian J. Kane, 2100 Asbury Rd, Ste 2, Dubuque, IA 52001, 563-582-7980
Tax Address Statement: Brandon M. Bell, 3263 265th St., Worthington, IA 52078



TRUSTEE AFFIDAVIT

RE: The South one-half (S1/2) of the Northeast Quarter (NE 1/4) of Section Twenty Six (26), Township Eighty Eight (88) North, Range Three (3), West of the 5th P.M EXCEPTING Parcel 2022-137 Part Of The Southwest Quarter (SW1/4) Of The Northeast Quarter (NE1/4) Of Section Twenty-Six (26), Township Eighty-Eight North (T88N), Range Three West (R3W) Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2022, Page 3645

STATE OF IOWA, COUNTY OF DUBUQUE, ss:

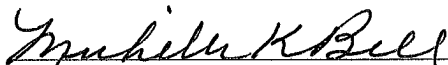
We, Kenneth J. Bell and Michelle K. Bell, being first duly sworn (or affirmed) under oath, state of our personal knowledge that:

1. We are the Trustees under the Kenneth J. Bell and Michelle K. Bell Declaration of Trust Dated December 31, 2019 to which the above-described real estate was conveyed to the Trust by Judith Carr and Janet Sands, Co-Trustees of Laura M. Willenbring Trust Dated October 9, 2014 pursuant to an instrument recorded March 15, 2021 in the office of the Delaware County Recorder in Book 2021, Page 921.
2. We are presently the existing Trustees under the Trust and we are authorized to sell and convey the above described real estate 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 above, free and clear of any adverse claims.
4. The grantors of the Trust are alive.

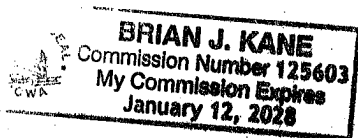
5. The Trust is revocable or, if the Trust is irrevocable, none of the beneficiaries of the Trust are deceased.

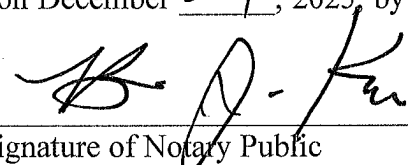
Dated December 29, 2025.


Kenneth J. Bell, Affiant

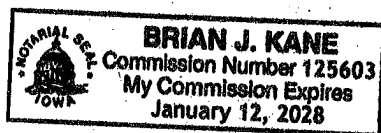

Michelle K. Bell, Affiant

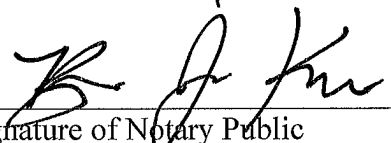
Signed and sworn to (or affirmed) before me on December 29, 2025, by Kenneth J.
Bell.




Signature of Notary Public

Signed and sworn to (or affirmed) before me on December 29, 2025, by Michelle K.
Bell.




Signature of Notary Public