

Recorded: 12/30/2025 at 2:27:29.0 PM
County Recording Fee: \$7.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$10.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 3594

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



PURCHASER'S AFFIDAVIT

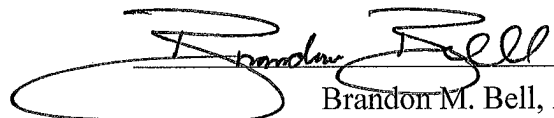
(For use with property purchased from an inter vivos trust)

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

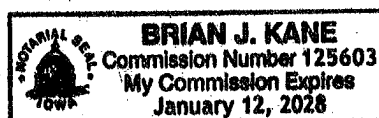
STATE OF IOWA, DUBUQUE COUNTY, ss:

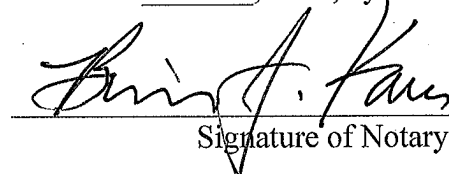
I, Brandon M. Bell, being first duly sworn (or affirmed) under oath depose and state that I am the purchaser of the real estate described above. The purchaser has relied upon the Affidavit dated December 29, 2025 from Kenneth J. Bell and Michelle K. Bell, as Trustees, of the Kenneth J. Bell and Michelle K. Bell Trust Dated December 31, 2019. 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 December 29, 2025.


Brandon M. Bell, Affiant

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




Signature of Notary Public