

Recorded: 1/26/2026 at 10:59:32.0 AM  
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: 2026 PG: 177

Prepared by/Return to: Brian J. Kane, 2100 Asbury Rd, Ste 2, Dubuque, IA 52001 563-582-7980  
Tax Address Statement: Neil M. Willenborg, 3044 160<sup>th</sup> St., Dyersville, IA 52040



### TRUSTEE AFFIDAVIT

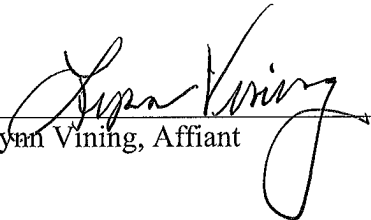
RE: Parcel 2025-25 In The Southeast Quarter Of The Northwest Fractional Quarter, Except Two Acres In The Northwest Corner Thereof Used For Cemetery; In Section 4, Township 89 North, Range 3 West Of The 5<sup>th</sup> P.M., Delaware County, Iowa, according to plat recorded in Book 2025, Page 3427.

I, Lynn Vining, being first duly sworn (or affirmed) under oath, state of my own personal knowledge that:

1. I am the trustee under the Harley Willenborg Declaration of Trust dated November 8, 2010, to which the above-described real estate was conveyed by Harley Willenborg and Rose Ann Willenborg, husband and wife, pursuant to an instrument recorded November 9, 2010 in the office of the Delaware County Recorder in Book 2010, Page 3553, and by Harley Willenborg, as Trustee of the Rose Ann Willenborg Declaration of Trust dated November 8, 2010, pursuant to an instrument recorded January 9, 2017 in the office of the Delaware County Recorder in Book 2017, Page 103.
2. I presently am the trustee under the trust and I am authorized to sell and convey the above described real estate without any limitation or qualification whatsoever.
3. The trust is in existence and I am authorized to transfer the interest in the real estate as described in paragraph 2, free and clear of any adverse claims.
4. The grantor of the trust IS NOT alive.
5. Form 706, United States Estate Tax return IS NOT required to be filed as a result of the death of the grantor.

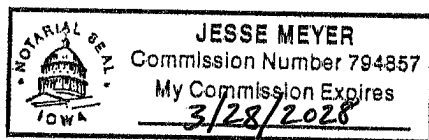
6. An Iowa inheritance tax return IS NOT required to be filed pursuant to section 450.22 subsection 2 and 3.
7. The Trust is irrevocable and none of the beneficiaries of the trust are deceased.

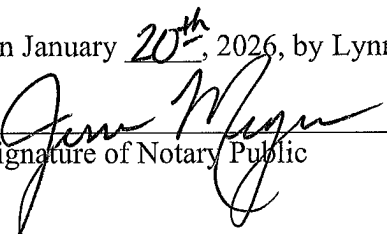
Dated January 20, 2026.

  
Lynn Vining, Affiant

STATE OF IOWA, COUNTY OF DUBUQUE, ss:

Signed and sworn to (or affirmed) before me on January 20<sup>th</sup>, 2026, by Lynn Vining.



  
Signature of Notary Public