

Recorded: 2/12/2026 at 8:06:06.0 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: 338

Preparer Information: Carolyn C. Davis, 225 1st Ave East, Dyersville, IA 52040, Tel: 563-875-9112
Taxpayer Information: KC Kramer, LLC, 115 8th Street NW, Dyersville, Iowa 52040
Return Document To: Carolyn C. Davis, 225 1st Ave East, Dyersville, Iowa 52040



INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: All that part of the Northeast Quarter (NE1/4) of Section Twenty Seven (27), Township Eighty Nine (89) North, Range Three (3), West of the Fifth Principal Meridian that lies South of the railroad right-of-way, except Parcel D Part Of The Southeast Quarter (SE1/4) Of The Northeast Quarter (NE1/4), Part Of The Southwest Quarter (SW1/4) Of The Northeast Quarter (NE1/4) And Part Of The Northwest Quarter (NW1/4) Of The Northeast Quarter (NE1/4) All In Section Twenty-Seven (27), Township Eighty-Nine North (T89N), Range Three West (R3W) Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2005, Page 4210 and also except Parcel "E" Located In The Northeast Quarter Of Section 27, T89N, R3W Of The 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2006, Page 3403

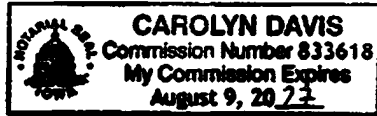
STATE OF IOWA, COUNTY OF DUBUQUE, ss:

I, David J. Kramer, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

- 1 I am the trustee under the David J. Kramer Declaration of Trust dated February 5, 1997, a/k/a the David J. Kramer Declaration of Trust dated February 5, 1997 to which the above-described real estate was conveyed to the trustee by Quit Claim Deed, pursuant to an instrument recorded March 12, 2021, in the office of the Delaware County Recorder in Book 2021, Page 897.
- 2 I am the presently existing trustee under the Trust and I am authorized to transfer the above-described real estate to KC Kramer, LLC without any limitation or qualification whatsoever.
- 3 The Trust is in existence and I, as trustee, 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 alive.
- 5 The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.

David J. Kramer
David J. Kramer, Affiant

Signed and sworn to (or affirmed) before me on February 11, 2026, by David J. Kramer.



Carolyn Davis
Signature of Notary Public