

Recorded: 5/15/2026 at 8:07:39.0 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: 1236

Preparer: Tim A. Estlund, Atty, 100 1st Ave. NE, Ste 105, Cedar Rapids, IA 52401 (319)
364-2120
After recording return to: Midland Title, 1005 Blairs Ferry Rd. NE, Suite 210, Cedar Rapids,
IA 52402

TRUSTEE'S AFFIDAVIT

RE: Lots Seventeen (17) and Seventeen-A (17A) of Lake View First Addition to Delaware
County, Iowa, according to plat recorded in Book 6 Plats, Page 42, superseded by Plat
recorded in Book 6 Plats, Page 55.

STATE OF Iowa, COUNTY OF Linn) ss:

The undersigned, being first duly sworn on oath, depose(s) and state(s) as follows:

1. I am the Trustee of THE JOYCE A. MADDUX TRUST, DATED AUGUST 2, 2024, to which the above-described real estate was conveyed by the deed recorded August 2, 2024, at Vol. 2024, P. 1870.
2. I am authorized to convey the Trust's interest in the subject property to Dean Ryan Investments LLC without any limitation or qualification whatsoever.
3. The Trust is in existence and I, as Trustee, am authorized to transfer the Trust's interest in the subject property free and clear of any adverse claim.
4. The grantor(s) and beneficiaries of the trust is/are alive, or if any of said individuals is deceased, said death(s) resulted in no federal or state death tax liability. I am authorized by the trust agreement to act on behalf of Joyce A. Maddux because she is unable to act.
5. The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust is/are deceased except as stated above.

Dated 5/13, 2026.

Ricky L. Maddux (Trustee)
Ricky L. Maddux, Trustee

Sworn to and subscribed before me by Ricky L. Maddux, Trustee of the aforementioned trust,
on this 13th day of May, 2026.

Bobbi Jo Knapp
Notary Public, State of Iowa
commission expires: 10/8/2026

