

Recorded: 6/3/2026 at 2:17:42.0 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: 2026 PG: 1487

**Prepared By and Return to:** Michael J. Schuster, P.O. Box 609, Guttenberg, Iowa 52052 Telephone:  
(563) 252 1733

### **AFFIDAVIT EXPLANATORY OF TITLE**

**IN RE:** Lot Two (2) of Karusco South 2nd Subdivision, Subdivision of Lot A and Karusco South Subdivision of part of the East ½ of the NE ¼ of Section 31 and part of the NW ¼ of Section 32, all in Township 89 North, Range 5 West of the Fifth P.M., City of Manchester, Delaware County, Iowa, according to plat record in Book 2010, Page 1751.

**STATE OF IOWA, COUNTY OF CLAYTON, ss**

**I, Michael J. Schuster, being first put on oath, depose and state:**

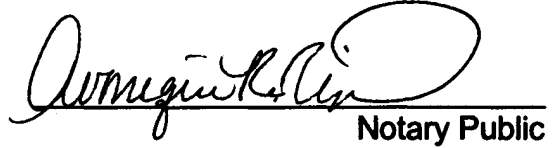
- 1. I am an attorney licensed to practice law in the State of Iowa and prepared the Affidavit Explanatory of Title filed at Book 2025, Page 1444; and the QUIT CLAIM DEED filed at Book 2025, Page 1445; both filed on June 6, 2025, in the records of the Delaware County, Iowa Recorder's Office, which documents are collectively referred to herein as the "Instruments"**
- 2. After the Instruments were filed with the Delaware County, Iowa Recorder's Office, it was discovered the Instruments were in error in that KT Real Estate Holdings, LLC had no ownership interest whatsoever in the above-described real estate at the time the Instruments were made and filed. The reference to the above-described real estate in the Instruments was an error.**
- 3. KT Real Estate Holdings, LLC had previously transferred its entire ownership interest in the above-described real estate by virtue of a Special Warranty Deed filed at Book 2019, Page 550, filed on March 15, 2019 in the records of the Delaware County, Iowa Recorder's Office.**
- 4. KT Real Estate Holdings, LLC claims no interest whatsoever in the above-described real estate.**

**Further affiant sayeth not.**

By:  \_\_\_\_\_, Affiant  
Michael J. Schuster, AT0007123

PIN #000004932  
Attorney at Law  
Schuster, Mick & Friedmann Law Office  
P.O. Box 609  
Guttenberg, IA 52052  
563-252-1733  
[mschuster@alpinecom.net](mailto:mschuster@alpinecom.net)

Subscribed and sworn to before me a Notary Public in and for said County and State, on this 3<sup>rd</sup> day of June, 2026.

  
\_\_\_\_\_  
Notary Public

