

Recorded: 6/8/2026 at 11:32:06.0 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: 1534

Prepared by: Mark R. Van Heukelom P.O. Box 2804 PHONE (319) 363-0101
Bradley & Riley PC Cedar Rapids, IA 52406-2804 FAX (319) 363-9824
Return to/Address Tax Statement to: Freese Family Farm, LLC, 18782 190th Avenue, Monticello, IA 52310

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: **SEE ATTACHED EXHIBIT "A" – LEGAL DESCRIPTION**

I, JAMES M. FREESE being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the Trustees of the LOIS L. FREESE TRUST U/D/O JANUARY 10, 2023, to which the above-described real estate was conveyed by Warranty Deed dated January 10, 2023 and filed January 12, 2023 at Book 2023 at Page 94 of the Delaware County, Iowa, Recorder.

2. I am the presently existing Trustee under the Trust and pursuant to the terms of the Trust, I am authorized to convey the real estate described above by Trustee Warranty Deed to NANCY A. DUSANEK, JAMES M. FREESE and GARY S. FREESE, without any limitation or qualification whatsoever.

3. The Trust is in existence and i, as Trustee of the Trust, am authorized to transfer the interest in the real estate as described above, free and clear of any adverse claims.

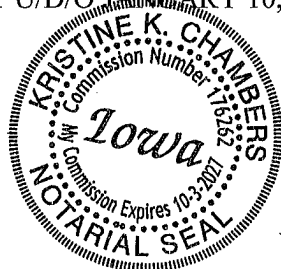
4. The Trust is irrevocable. The Grantor of the Trust, Lois L. Freese, is deceased. None of the beneficiaries of the Trust are deceased.

5. There is no federal estate tax or Iowa inheritance tax due as a result of the death of the Grantor, Lois L. Freese.

By: James M. Freese
JAMES M. FREESE, Trustee

STATE OF IOWA)
) ss:
COUNTY OF LINN)

This instrument was acknowledged before me on May 27, 2026 by JAMES M FREESE, TRUSTEE of the LOIS L. FREESE TRUST U/D/O JANUARY 10, 2023.



Kristine K. Chambers
Notary Public in and for the State of Iowa

Exhibit "A"

THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTY-SEVEN (87) NORTH, RANGE THREE (3) WEST OF THE FIFTH PRINCIPAL MERIDIAN, EXCEPT ONE (1) SQUARE ROD IN THE SOUTHWEST CORNER THEREOF, AND INCLUDING ALL RIGHTS OF INGRESS AND EGRESS OVER THE WEST TWO (2) RODS OF THE WEST HALF (W $\frac{1}{2}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$), SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTY-SEVEN (87) NORTH, RANGE THREE (3) WEST OF THE FIFTH PRINCIPAL MERIDIAN.

AND

THE WEST HALF OF THE SOUTHWEST QUARTER (W $\frac{1}{2}$ SW $\frac{1}{4}$) OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTY-SEVEN (87) NORTH, RANGE THREE (3) WEST OF THE FIFTH PRINCIPAL MERIDIAN, EXCEPTING THEREFROM A STRIP OF LAND TWO (2) RODS WIDE EXTENDING ALONG THE WEST SIDE THEREOF AND EXCEPTING PARCEL 2021-110 THEREOF, ACCORDING TO THE PLAT RECORDED IN BOOK 2021, PAGE 3165, OF THE RECORDS OF THE DELAWARE COUNTY, IOWA RECORDER'S OFFICE.