

Recorded: 6/8/2026 at 1:50:28.0 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: 1542

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: James M. Freese, 500 N. Center Point Road, Hiawatha, IA 52233

PURCHASER'S AFFIDAVIT

RE: SEE ATTACHED EXHIBIT "A" – LEGAL DESCRIPTION

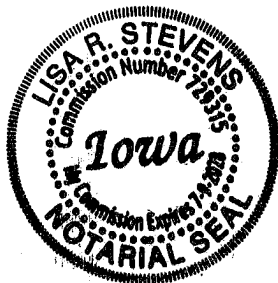
STATE OF IOWA)
) ss:
COUNTY OF JONES)

I, NANCY A. DUSANEK, being first duly sworn (or affirmed) under oath depose and state that I am the purchaser of the real estate described in Exhibit "A". I have relied upon the Affidavit dated May 27, 2026 from JAMES M. FREESE, Trustee of the LOIS L. FREESE TRUST U/D/O JANUARY 10, 2023. I have no notice or knowledge of any adverse claims arising out of the execution and recording of the deed from the Trustee. This Affidavit is given to establish reliance on the Affidavit referred to above for all purposes contemplated under Iowa Code Section 614.14.

Dated this 22 day of May, 2025.

Nancy A. Dusek
NANCY A. DUSANEK

Subscribed and sworn to (or affirmed) before me this 22ND day of May, 2026, by NANCY A. DUSANEK.



Lisa R. Stevens
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.