

Recorded: 7/7/2026 at 10:38:32.0 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: 1859

Return To: David Mottet, 20660 264th Street, Delhi, IA 52223
Taxpayer: Our Happy Place Freddy's Beach L.L.C., % David Mottet, 20660 264th Street, Delhi, IA 52223
Preparer: Michael W. Broerman, 216 South 1st Street, Oskaloosa, IA 52577, Ph. (641) 673-8336



PURCHASER'S AFFIDAVIT

RE: Lot One Hundred Twenty (120) of "Clair-View Acres at Delhi, Iowa" in Sections Twenty Three (23) and Twenty Six (26), Milo Township, Delaware County, Iowa, according to plat recorded in Book 2 Plats, Page 200,
AND Lot 105 according to the Plat of Clair View Acres at Delhi, Iowa, in Sections 23 and 26, Milo Township, Delaware County, Iowa as prepared by Bartels, McMahan, LeMay, Haas and Baule Engineering Company dated June 6, 1970, as filed in Delaware County Recorder's Office,
AND Parcel H of part of Iowa Avenue, Clair View Acres, Section Twenty-three (23) and Section Twenty-six (26), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa; and Parcel J of part of Zamboanga Avenue, Clair View Acres, Section Twenty-three (23) and Section Twenty-six (26), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, as recorded in Book 7, Page 125 & 127, Delaware County Recorder's Office,
AND Lot One Hundred Four (104) of "Clair-View Acres at Delhi, Iowa" in Sections Twenty-three (23) and Twenty-six (26), Milo Township, Delaware County, Iowa, according to plat recorded in Book 2 Plats, Page 200; also Parcel I Part of Zamboanga Avenue, Clair View Acres, Section Twenty-three (23) and Section Twenty-six (26), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 7 Plats, page 126,
AND Lot 48 in Freddy's Beach Road 1st Addition according to the subdivision plat recorded in Book 2009 at Page 3100 in the Office of the Delaware County Recorder, being part of Sections 23 and 26 of Township 88 North, Range 5 West of the 5th P.M., Delaware County, Iowa, subject to the rights of the public in all public highways and all easements of record,
AND Lots 12 and 75 in Freddy's Beach Road 2nd Addition according to the subdivision plat recorded in Book 2021 at Page 2517 in the Office of the Delaware County Recorder, being part of Sections 23 and 26 of Township 88 North, Range 5 West of the 5th P.M., Delaware County, Iowa, subject to the rights of the public in all public highways and to all easements of record.

STATE OF IOWA, DELAWARE COUNTY, ss:

I, David Mottet, being first duly sworn (or affirmed) under oath depose and state that I am the managing member of Our Happy Place Freddy's Beach L.L.C., the recipient/purchaser of the real estate described above. The purchasers have relied upon the Affidavit dated July 6, 2026, from Sheryl Lynn Roche, Successor Trustee of the Mottet Family Trust dated May 4, 2007. The purchasers have no notice or knowledge of any adverse claims arising out of the execution and recording of the deed from the trustees. This Affidavit is given to establish reliance on the Affidavit referred to above for all purposes contemplated under Iowa Code Section 614.14.

Dated July 6, 2026.

Our Happy Place Freddy's Beach L.L.C.

David L Mottet
David Mottet, manager

Signed and sworn to (or affirmed) before me on July 6, 2026, by David Mottet, manager of Our Happy Place Freddy's Beach L.L.C.

Michael W Broerman
Signature of Notary Public

