

Recorded: 7/14/2026 at 3:01:05.0 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: 1962

Return To: Matthew R. and Nicole M. Nieman, 1861 110th Avenue, Masonville, IA 50654

Preparer: Beau D. Buchholz, 123 1st Street SE, P.O. Box 59, Waverly, IA 50677, Tel: (319) 352-1148

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: *The NE¼ and the E½ of the NW¼ of Sec 19, Twp 89 N, Rge 6, West of the 5th P.M.*

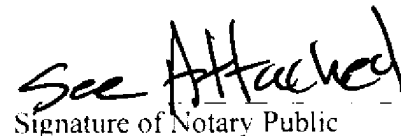
STATE OF California . COUNTY OF Sacramento . ss:

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

1. I am the Trustee under the Cynthia M. Taylor 2024 Trust, to which the above-described real estate was conveyed to the Trustee by Cynthia M. Taylor, pursuant to a Quit Claim Deed recorded August 26, 2024, in the office of the Delaware County Recorder in Book 2024, Page 2077.
2. I am the presently existing Trustee under the Trust and I am authorized to sell real estate without any limitation or qualification whatsoever.
3. The Trust is in existence and I, as Trustee, am authorized to transfer the interest in the real estate as described above, free and clear of any adverse claims.
4. The grantor of the Trust is alive.
5. The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.


Cynthia M. Taylor, Affiant

Signed and sworn to (or affirmed) before me on July 6, 2026, by Cynthia M. Taylor.


Signature of Notary Public

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- ☐ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], not Notary)

Signature of Document Signer No. 1 *Signature of Document Signer No. 2 (if any)*

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Sacramento

Place Notary Seal and/or Stamp Above

Subscribed and sworn to (or affirmed) before me

on this 6 day of July, 2026,
by Cynthia Marie Taylor
(1) Cynthia Marie Taylor
(and (2) _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature Casey Perkins
*Signature of Notary Public***OPTIONAL**

Completing this information can deter alteration of the document or
fraudulent reattachment of this form to an unintended document.

Description of Attached DocumentTitle or Type of Document: Individual Trustee's Affidavit

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____