

SHEETS COVERED BY THIS SEAL: Shts. 1 & 2

Sunset Ridge; a Subdivision of Parcel 2025-76 in the Southwest Quarter of the Northwest Quarter Section 1, Township 90 North, Range 5 West of the 5th P.M., Delaware County, Iowa more particularly described as follows:

Beginning at the Northeast Corner of said Quarter-Quarter Section;

Thence South 02°13'58" East, 1350.53 feet along the East Line of said Quarter-Quarter Section to the South Line of said Quarter Section;

Thence South 86°18'35" West, 738.48 feet along said South Line to the East Line of a Deed Record Book 65, Page 391 and Warranty Deed Book 122, Page 22 both on file in the Delaware County Recorder's office in Manchester, Iowa;

Thence North 04°21'30" West, 344.68 feet along said East Line to the North Line of said Warranty Deed;

Thence South 86°18'41" West, 513.24 feet along said North Line to the Center Line of (County Road) 210th Avenue and the West Line of said Quarter-Quarter Section;

Thence North 04°21'14" West, 594.15 feet along said Line to the South Line of a Plat of Survey Recorded in Book 2025, Page 2577 on file in the Delaware County Recorder's office in Manchester, Iowa;

Thence North 86°20'18" East, 214.97 feet along said Line to the East Line of said Plat;

Thence North 04°21'55" West, 240.00 feet along said East Line to the East Line of a Warranty Deed Recorded in Book 137, Page 427 on file in the Delaware County Recorder's office in Manchester, Iowa;

Thence continuing North 04°21'55" West, 172.00 feet along said East Line of said Warranty Deed to the Center Line of County Road (102nd Street) and the North Line of said Quarter-Quarter;

Thence North 86°20'18" East (Assumed Bearing), 1086.87 feet; along said Line to the Point of Beginning.

Containing **33.48 Acres**, including 1.27 Acres of County Road (210th Avenue and 102nd Street) Right-of-Way,
Subject to Easements of Record.



OWNER'S ACKNOWLEDGMENT

We, Harold J. Jr. Wulfekuhle and Katherine M. Wulfekuhle of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with my free consent, and in accordance with my desire.

Harold J. Jr. Wulfekuhle
Harold J. Jr. Wulfekuhle

and

Katherine M. Wulfekuhle
Katherine M. Wulfekuhle

State of Iowa)

County of Delaware) ss:

On this 23 day of July A.D. 2026, before me a Notary Public in and for said County, personally appeared Harold J. Jr. Wulfekuhle, and Katherine M. Wulfekuhle to me known to be the person(s) named and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

David Meyer
Notary Public in and for said County



MORTGAGE HOLDERS' ACKNOWLEDGMENT

The Fidelity Bank & Trust, State of Iowa, does hereby certify that the above survey, as shown by the attached Plat, is made with our free consent and in accordance with our desire as mortgage holder of a portion of the premises described herein.

By: Austin L. Coon, Market President

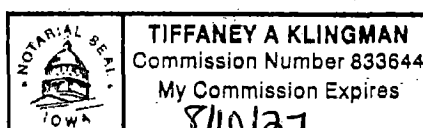
By: Kristine Johnson, Vice President

State of Iowa)

County of Clayton) Ss:

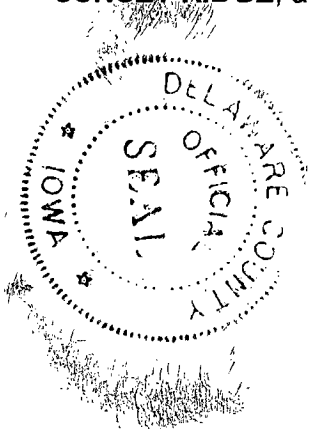
On this 22 day of July, 2026, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Austin L. Coon and Kristine Johnson to me personally known, who being duly sworn, did say that they are the Market President and Vice President respectively, of the Fidelity Bank & Trust executing the within and foregoing instrument to which this is attached, that (no seal has been procured by the) (the seal affixed hereto is the seal of the) Fidelity Bank & Trust; that said instrument was signed (and sealed) on behalf of the Fidelity Bank & Trust by authority of its Board of Directors; and that Austin L. Coon and Kristine Johnson as bank officers acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the Sunset Ridge Subdivision, by it and by them voluntarily executed.

Tiffany A. Klingman
Notary Public in and for said County



APPROVAL OF AUDITOR

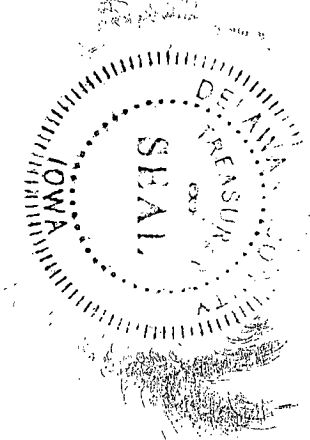
I, Carla Becker, Auditor of Delaware County, Iowa, pursuant to Iowa Code Sections 354.6(2) and 354.11(6), have reviewed and do hereby approve of the subdivision name or title of **SUNSET RIDGE**, a subdivision in Delaware County, Iowa.



Carla Becker
Carla Becker, Delaware County Auditor

TREASURER CERTIFICATE

I, the undersigned, Jenny Eschen, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against **SUNSET RIDGE**, Delaware County, Iowa, have been paid and said real estate is free and clear of all taxes as of this date.



Jenny Eschen 7.23.26
Jenny Eschen, County Treasurer Date

ATTORNEY'S OPINION

I, Jane E. Hanson, a practicing attorney at law in Manchester, Delaware County, Iowa, have examined the abstracts of title to the land included in ***Sunset Ridge Subdivision***, Delaware County, Iowa, on premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, P.L.S. dated JUNE 19, 2026.

Said abstract has been prepared in its entirety by the Delaware County Abstract Company, Inc., and was last certified to by said company on the 30th day of June, 2026, at the hour of 8:00 o'clock A.M.

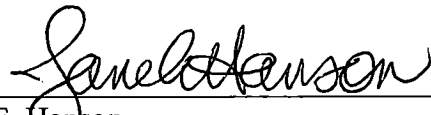
My examination of said abstract shows good and merchantable title on the date and hour of the certification to be in Harold J. Wulfekuhle, Jr., and Katherine M. Wulfekuhle, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, subject to:

Deed of Trust and Security Agreement to Fidelity Bank & Trust, dated June 28, 2019 and filed July 3, 2019 in Book 2019, Page 1714 of the records of the Delaware County Recorder;

AND

Assignment of Leases, Rents and Profits to Fidelity Bank & Trust, dated June 28, 2019 and filed July 3, 2019 in Book 2019, Page 1715 of the records of the Delaware County Recorder

Dated at Manchester, Delaware County, Iowa, in said County, this 21st day of July, 2026.

A handwritten signature in black ink, appearing to read "Jane E. Hanson", written over a horizontal line.

Jane E. Hanson
Attorney at Law