

Recorded: 8/27/2026 at 2:59:02.0 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: 2520

Preparer/Return Document to: Robert J. O'Shea, 1007 Longfellow Drive, Hiawatha, IA 52233 (319) 362-3640

AFFIDAVIT OF EXPLANATORY OF TITLE

STATE OF IOWA, COUNTY OF LINN) ss:

I, Robert J. O'Shea, being first duly sworn (or affirmed) under oath, do hereby depose and state as follows:

1. This affidavit is made of my own personal knowledge and is made as an affidavit of explanatory of title pursuant to Section 558.8 of the Code of Iowa. I am familiar with the chain of title for real estate located in Delaware County, Iowa, and legally described as follows:

A tract of land described as commencing at a point in the middle of the county road in the Southeast corner of the West one-half (W ½) of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW 1/4) of Section Thirty Four (34), Township Eighty Seven (87) North, Range Three (3), West of the Fifth Principal Meridian, thence North nine hundred twenty seven (927) feet along the existing fence line, thence East one thousand six hundred eighty (1680) feet along the existing fence line, thence South nine hundred fifty one (951) feet to the center of the county road, thence West one thousand seven hundred twenty (1720) feet to the place of beginning. ("Real Estate")

2. The real estate was conveyed to Loren J. Freese as evidenced by the Warranty Deed recorded on June 11, 1965, in Book 84, Page 381 of the records of the Delaware County Recorder. The real estate was then conveyed to Gary S. Freese and Janet K. Freese, as evidenced by the Warranty Deed recorded on May 7, 1993, in Book 131, Page 202 of the records of the Delaware County Recorder.

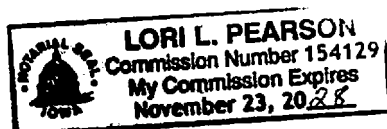
4. Attached hereto as Exhibit A is a survey prepared by Bill Burger relating to the Real Estate. The survey is an accurate representation of the Real Estate as described in the Warranty Deeds referenced in paragraph 3 hereof.

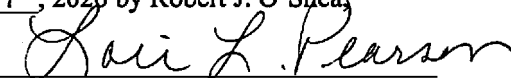
Dated this 27 day of August, 2026.


Robert J. O'Shea

STATE OF IOWA, COUNTY OF LINN) ss

This record was acknowledged before me on August 27, 2026 by Robert J. O'Shea,




Notary Public in and for State of Iowa

[illegible]