

Recorded: 10/1/2026 at 2:06:01.0 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: 2889

Prepared by:

Mark R. Van Heukelom, Bradley & Riley PC, PO Box 2804, Cedar Rapids, IA 52406-2804; 319-363-0101
Return to/Address tax statement: Gregory Charles Kemp, 413 Broadway Street, Hopkinton, IA 52237

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: **SEE EXHIBIT "A" ATTACHED HERETO**

STATE OF IOWA, COUNTY OF JONES, ss:

I, JULIE ADAMSON, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the Trustee of the NORMAN W. PARSONS TRUST U/D/O SEPTEMBER 2, 2025, to which the above-described real estate was conveyed by a Warranty Deed dated and filed for record on September 3, 2025 at Bk: 2025 Pt: 2367 in the records of the Delaware County, Iowa, Recorder.

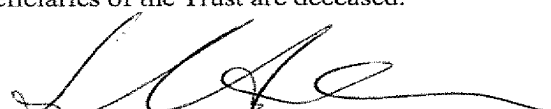
2. I am the presently existing Trustee under the Trust and pursuant to the terms of the Trust, I am authorized to convey the real estate described above by Trustee Warranty Deed to GREGORY CHARLES KEMP, without any limitation or qualification whatsoever.

3. The Trust is in existence and I, as Trustee of the Trust, am authorized to transfer the interests in the real estate described herein, free and clear of any adverse claims.

4. The Grantor of the Trust, NORMAN W. PARSONS, passed away on November 17, 2025. There was no federal estate tax or Iowa inheritance tax due as a result of the death of NORMAN W. PARSONS.

5. The Trust is irrevocable and none of the beneficiaries of the Trust are deceased.

Dated: September 28, 2026


JULIE ADAMSON, Affiant

Signed and sworn to (or affirmed) before me on September 28, 2026, by JULIE ADAMSON, Trustee of the NORMAN W. PARSONS TRUST U/D/O SEPTEMBER 2, 2025.



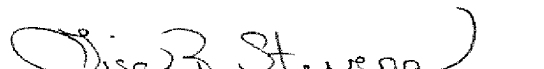

Notary Public in and for the State of Iowa

EXHIBIT "A"

THAT PART OF LOT ONE (1) IN THE SOUTHEAST QUARTER (SE ¼) OF SECTION THIRTEEN (13), TOWNSHIP EIGHTY SEVEN (87) NORTH, RANGE FOUR (4), WEST OF THE FIFTH P.M., DELAWARE COUNTY, IOWA, DESCRIBED AS COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF SAID SOUTHEAST QUARTER (SE ¼) WITH THE WESTERLY LINE OF JACKSON STREET IN THE TOWN OF HOPKINTON, DELAWARE COUNTY, IOWA, THENCE SOUTH 27° 00' 00" WEST ALONG THE WESTERLY LINE OF JACKSON STREET SEVEN HUNDRED TWENTY SEVEN AND THIRTEEN HUNDREDTHS (727.13) FEET TO THE POINT OF BEGINNING, THENCE SOUTH 63° 13' 51" EAST SIXTY SIX (66) FEET ALONG THE SOUTHERLY LINE OF BROADWAY STREET IN SAID TOWN OF HOPKINTON, THENCE SOUTH 27° 00' 00" WEST THIRTY SIX AND FIFTY HUNDREDTHS (36.50) FEET, THENCE NORTH 63° 13' 51" WEST ONE HUNDRED FIFTY NINE AND EIGHTY FIVE HUNDREDTHS (159.85) FEET, THENCE NORTH 27° 00' 00" EAST TWO HUNDRED THREE AND FIFTY NINE HUNDREDTHS (203.59) FEET, THENCE SOUTH 63° 13' 51" EAST NINETY THREE AND EIGHTY FIVE HUNDREDTHS (93.85) FEET, THENCE SOUTH 27° 00' 00" WEST ONE HUNDRED SIXTY SEVEN AND NINE HUNDREDTHS (167.09) FEET ALONG THE WESTERLY LINE OF JACKSON STREET TO THE POINT OF BEGINNING. THE WESTERLY LINE OF JACKSON STREET IS ASSUMED TO BEAR SOUTH 27° 00' 00" WEST.

ALSO LOTS FOUR (4), FIVE (5), SIX (6), SEVEN (7) AND EIGHT (8), BLOCK FOUR (4) AND LOT SEVEN (7), BLOCK NINE (9), HOPKINTON, IOWA, ACCORDING TO PLAT RECORDED IN BOOK B L.D., PAGES 583-584, EXCEPT RAILROAD RIGHT OF WAY; ALSO THE SOUTHWESTERLY SEVEN HUNDRED THREE AND TWO-TENTHS (703.2) FEET OF JACKSON STREET (FORMERLY JACKSON STREET) IN HOPKINTON, IOWA, BEING ALL THAT PART OF JACKSON STREET SOUTHWESTERLY OF THE RAILROAD RIGHT OF WAY AND INCLUDING THE NORTHWESTERLY SIXTY SIX (66) FEET OF BROADWAY STREET INTERSECTING SAID JACKSON STREET; ALSO PARCEL 2024-44, PART OF PARCEL H IN THE NW ¼- SE ¼ AND PART OF THE NE ¼ - SW ¼ ALL IN SECTION 13, T87N, R4W OF THE FIFTH P.M., AND IN THE CITY OF HOPKINTON, DELAWARE COUNTY, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 2024, PAGE 1534.