

Recorded: 10/1/2026 at 2:06:52.0 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: 2891

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, 415 Broadway Street, Hopkinton, IA 52237

PURCHASER'S AFFIDAVIT

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

STATE OF IOWA, COUNTY OF JONES ss:

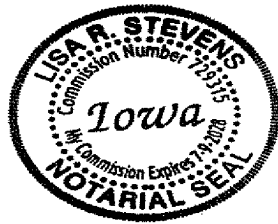
I, GREGORY CHARLES KEMP, being first duly sworn (or affirmed) under oath depose and state that I am the purchaser of the real estate described above. I have relied upon the Affidavit from JULIE ADAMSON, Trustee of the NORMAN W. PARSONS TRUST U/D/O SEPTEMBER 2, 2025. I have no notice or knowledge of any adverse claims arising out of the execution and recording of the deed from the Trustee. This Affidavit is given to establish reliance on the Affidavit referred to above for all purposes contemplated under Iowa Code Section 614.14.

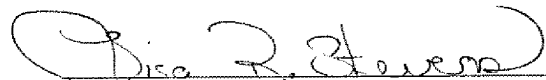
Dated this 28th day of September, 2026



GREGORY CHARLES KEMP

Subscribed and sworn to (or affirmed) before me this 28th day of September, 2026, by
GREGORY CHARLES KEMP.





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.