

Recorded: 10/2/2026 at 11:05:29.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 2906

Prepared by: Jase H. Jensen, 3200 37th Avenue SW, Cedar Rapids, Iowa 52404 (319) 396-2410
Return to / taxpayer: Joshua Lahr, 402 Fulton St SE, Hopkinton, Iowa 52237

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: **See Exhibit A**

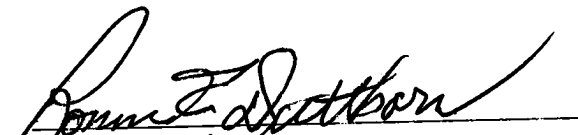
STATE OF IOWA, COUNTY OF Delaware, ss:

I, Ronnie E. Dettbarn, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the Trustee under the Dettbarn Joint Revocable Trust U/D/O August 31, 2021, to which the above-described real estate was conveyed to the trustee by Deed recorded September 1, 2021, in Volume 2021, Page 3123.
2. I am the presently existing trustee under the Trust and I am authorized to transfer the real estate described above 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. One of the grantors of the trust, Sharon K. Dettbarn, is not alive.
5. Form 706, United States Estate Tax return, **IS NOT** required to be filed as a result of the death of the mentioned Grantor.
6. An Iowa inheritance tax return **IS NOT** required to be filed pursuant to section 450.22 subsection 2 and 3.

7. The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.

Dated this 1st day of October, 2026.


Ronnie E. Dettbarn

Signed and sworn to (or affirmed) before me by Ronnie E. Dettbarn on this 1st day of October, 2026.

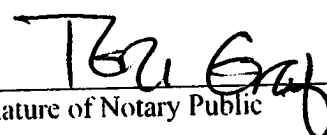

Signature of Notary Public



Exhibit A

The North one-half (N½) of Lots Seven (7), Eight (8) and Nine (9), Block One (1), Hopkinton Second Addition by H. A. Carter, according to plat recorded in Book 2 L.D., Pages 328-329,

AND

Lots Three (3) and Four (4), Block One (1), Hopkinton Second Addition by H. A. Carter, according to plat recorded in Book 2 L.D., Pages 328-329,

AND

The North one-half (N½) of Lot Ten (10), Block One (1), Hopkinton Second Addition by H. A. Carter, according to plat recorded in Book 2 L.D., Pages 328-329,

AND

Lots One (1), Two (2), Eleven (11) and Twelve (12), the South thirty three (33) feet of Lots Five (5) and Six (6) and the one-half (S½) of Lots Seven (7), Eight (8), Nine (9) and Ten (10), all in Block One (1), Hopkinton Second Addition by H.A. Carter, according to plat recorded in Book 2 L.D., Pages 328-329; also that part of the alley lying between Lots One (1) through Six (6) and Lots Seven (7) through Twelve (12), Block One (1), in Hopkinton Second Addition by H.A. Carter, according to plat recorded in Book 2 L.D., Pages 328-329; also Parcel R and Parcel S Part Of The Southwest Quarter (SW 1/4) Of Section Eighteen (18), And Part Of The Northwest Quarter (NW 1/4) Of Section Nineteen (19), All In Township Eighty-Seven North (T87N), Range Three West (R3W) Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2012, Page 1852; also that part of vacated Elm Street lying between the Southerly right-of-way line of Cascade Street SE and the Northerly right-of-way line of South Street in the City of Hopkinton, Delaware County, Iowa.