c/o
Fidelity Bank + Trust
475 Cedar Cross Rd
Dubuque IA 52003

Book 2020 Page 2982

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

INDIVIDUAL TRUSTEE'S AFFIDAVIT
Recorder's Cover Sheet

Preparer Information:
Nathan D. Runde, 2080 Southpark Court Dubuque, Iowa 52003
Phone: (563) 582-2926

Taxpayer Information:
Willow Pear, LLC, 2080 Southpark Court, Dubuque, IA 52003

Return Document To:
Nathan D. Runde, 2080 Southpark Court, Dubuque, IA 52003

Grantors:
Gary L. Boge

Grantees:
Willow Pear, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents: _____

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: Lot Two (2), Westridge Estates 12th Addition in the City of Dyersville, Delaware County, Iowa, according to plat recorded in Book 209, Page 1562

STATE OF IOWA, COUNTY OF Delaware, ss:

I, Gary L. Boge, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the Gary L Boge Revocable Trust dated July 27, 2012, to which the above-described real estate was conveyed to the trustee by Gary L. Boge & Brenda J. Boge, Husband and Wife, pursuant to an instrument recorded June 5, 2018, in the office of the ~~Dubuque~~ Delaware County Recorder in 2018-1775.

2. I am the presently existing trustee under the Trust, and I am authorized to transfer real estate 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 in paragraph 2, free and clear of any adverse claims.

4. The grantor of the trust is alive.

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

Gary L. Boge, Affiant

Signed and sworn to (or affirmed) before me on 8/20/2020, by Gary L. Boge.

NATHAN RUNDE
Commission Number 754786
My Comm. Exp. SEP. 15, 2020

Signature of Notary Public