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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared by: David M. Marner, Jr.
Nazette, Marner, Nathanson, Shea
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Cedar Rapids, Iowa 52404
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Return to/Taxpayer Address:
Matthew R. Morris
Dan Kolsrud and Christine K. Kolsrud
26353 – 212 Ave.
Delhi, IA 52223

TRUSTEES' AFFIDAVIT

Re: See attached Exhibit A

STATE OF IOWA)
) SS:
COUNTY OF LINN)

We, Dan Kolsrud and Christine K. Kolsrud, Trustees of the Alfred and Mary Ann Morris Trust, established April 29, 1999 (herein the Trust"), being first duly sworn (or affirmed) under oath, state of our personal knowledge that:

1. We, Dan Kolsrud and Christine K. Kolsrud, Trustees of the Alfred and Mary Ann Morris Trust, established April 29, 1999, to which the above-described real estate was conveyed to the Trustees of such Trust pursuant to a Warranty Deed recorded on May 14, 1999 in the office of the Delaware County Recorder in Book 1999 at Page 1707.

2. We are the presently existing Trustees of the Trust and we are authorized to convey the real estate referenced above Matthew R. Morris, Dan Kolsrud and Christine K. Kolsrud, without any limitation or qualification whatsoever.

3. The Alfred and Mary Ann Morris Trust, established April 29, 1999 is in existence and we, as Trustees of such Trust, are authorized to transfer the interest in the real estate as described above, free and clear of any adverse claims.

4. To our knowledge the grantors were under no legal disability or infirmity at the time that the Trust was created. The transfer by us, as Trustees, to the grantees is effective and rightful. As Trustees, we know of no facts or legal claims which might impair the validity of the Trust or the validity of the transfer.

5. Either the Trust is revocable, or if the Trust is irrevocable, none of the beneficiaries of the Trust are deceased. No Iowa or federal inheritance/estate tax is due by the grantors or the Trust.

Dated: March 31, 2021

Dan Kolsrud, Co-Trustee of the Alfred and Mary Ann Morris Trust, established April 29, 1999

Christine K. Kolsrud, Co-Trustee of the Alfred and Mary Ann Morris Trust, established April 29, 1999

STATE OF IOWA)
) SS:
COUNTY OF LINN)

On this 31st day of March, 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Dan Kolsrud, to me known to be the identical person named in and who executed the foregoing instrument as Co-Trustee the Alfred and Mary Ann Morris Trust, established April 29, 1999 and acknowledged that he executed the same as the voluntary act and deed of the person and the fiduciary.

Notary Public in and for State of Iowa

DAVID L. MARNER JR.
Commission Number 161800
My Commission Expires
August 16, 2021

STATE OF IOWA)
) SS:
COUNTY OF LINN)

On this 31st day of March, 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Christine K. Kolsrud, to me known to be the identical person named in and who executed the foregoing instrument as Co-Trustee the Alfred and Mary Ann Morris Trust, established April 29, 1999 and acknowledged that she executed the same as the voluntary act and deed of the person and the fiduciary.

Notary Public in and for State of Iowa

DAVID L. MARNER JR.
Commission Number 161800
My Commission Expires
August 16, 2021

Exhibit A

Lot Fourteen of "Stone's First Addition to Delaware County, Iowa", a subdivision of parts of the South East Quarter of North West Quarter and South West Quarter of North West Quarter of Section 25, Township 88 North, Range 5, West of the 5th P.M., according to the plat thereof recorded in Plat Record 2, page 90, in office of Recorder of Delaware County, Iowa; TOGETHER with all lake frontage running to the middle of the Maquoketa River bed with regard to the above-described real estate; together with use of the roadway from the public highway to said subdivision, and the use of the roadway as traveled or marked in Lots 27 and 28 of said subdivision, for ingress and egress to said Lot 14, all in common with others rightfully using the same. Subject to covenants of record.

It is mutually agreed by the parties hereto that said premises shall be used only for one private cottage or dwelling on each lot and will not be used for any commercial, unlawful or immoral purpose; that the cottage or dwelling erected thereon shall contain at least 480 square feet of floor space enclosed within the building and shall be promptly completed in a neat and workmanlike manner, shall contain drains and toilet connected to septic tank, and no part of said building or porches connected thereto shall be within ten feet of any boundary line other
than the water front of said Lot, and no trailers or mobile homes shall be located thereon; that all weeds, brush, garbage, ashes, refuse, junk and waste shall be burned, buried or removed from said premises and none deposited in the water adjoining the Subdivision, aforesaid; that in order to protect the desirability, beauty and value of all the land in said Subdivision for the benefit of all owners thereof, all conveyances by the parties hereto, their heirs, personal representatives and assigns, of any lots in said Subdivision shall contain the restrictions set forth in this clause; and that these covenants shall be construed as running with the land and be binding on the parties hereto, their heirs, personal representatives, and assigns, and all present and subsequent owners of any part of said Subdivision.