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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared by and Return to: Steven E. Carr, 117 S. Franklin St., PO Box 333, Manchester, IA 52057 (563) 927-4164
Grantor: Keith D. and Earlene J. Thompson Revocable Trust Grantee: Christin Pasker

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: Lot A, Subdivision of the Northwest Quarter (NW¼) of Section Twenty (20), Township Eighty Nine (89) North, Range Five (5), West of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2 Plats, Page 72, being described as beginning on the South line of Jones Road at a point five hundred sixteen (516.0) feet East and three hundred sixty eight (368.0) feet South of the Northwest corner of Section Twenty (20), Township Eighty Nine (89) North, Range Five (5), West of the Fifth Principal Meridian, or seventy two and two-tenths (72.2) feet South 44° 18' West of the Southeast corner of Lot One (1), Block Four (4) of Sunset Beach Subdivision in Northwest Quarter (NW¼) of Section Twenty (20), Township Eighty Nine (89) North, Range Five (5), West of the Fifth Principal Meridian, thence South 50° 44' West one hundred fifty (150.0) feet, thence North 70° 08' West eighty (80.0) feet, more or less, to the Maquoketa River, thence North 50° 44' East one hundred fifty (150.0) feet along the Maquoketa River to the South line of Jones Road, thence on the South line of Jones Road South 70° 08' East to the point of beginning; subject to highways and easements of record and subject to easements and reservations in that certain contract as recorded in Book 105 L.D., Page 124, in the office of the Delaware County Recorder. Subject to Replat recorded Book 6 Plats Page 142 and also subject to Affidavit Book 16 Page 357.

AND

A parcel of land located in the Northwest Quarter of Section 20, Township 89 North, Range 5 West of the 5th P.M., Delaware County, Iowa, described as follows: Commencing as a point of reference at the Southwest corner of the Northwest Quarter of Section 20; thence North 0° 40' 08" West 1902.05 feet along the West line of the Northwest Quarter of said Section 20 to a point of intersection with the Southeasterly line of a road as laid out and traveled prior to June 1, 1925, in a northeasterly and Southwesterly direction and immediately East of the Bank of the Maquoketa River, said point being the Point of Beginning, (for purposes of this description the West line of the Northwest Quarter of said Section 20 is assumed to be North 0° 40' 08" West); thence continuing North 0° 40' 08" West 210.00 feet to the Southwesterly line of the Maquoketa River Bank (Mill Pond); thence North 73° 39' 46" East 118.68 feet along said river Bank; thence South 83° 31' 01" East 88.57 feet along said River Bank; thence North 60° 15' 18" East 80.62

feet along said River Bank; thence North 38° 16' 59" East 59.85 feet along said River Bank to the Southwest Corner of Lot A Delaware County, Iowa; thence South 70° 17' 55" East 80.00 feet along the South line of said Lot A to the Southeast corner of said Lot A; thence South 50° 34' 04" West 405.35 feet to a point; thence South 62° 25' 03" West 77.58 feet to the Point of Beginning. The area of said parcel is 1.05 acres more or less and is subject to any easements of record. Subject to Affidavit Book 16 Page 357.

STATE OF IOWA, COUNTY OF DELAWARE, ss:

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

1. I am the trustee under the Keith D. and Earlene J. Thompson Revocable Trust, to which the above-described real estate was conveyed to the trustee by Keith D. Thompson and Earlene J. Thompson, pursuant to an instrument recorded October 18, 1996, in the office of the Delaware County Recorder in in Book 137, L.D., Page 183.

2. I am the presently existing trustee under the Trust and I am authorized to transfer the above-described real estate to Christin Pasker 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. Keith D. Thompson and Earlene J. Thompson are deceased. No federal estate tax or Iowa inheritance tax was due as a result of the death of Keith D. Thompson or Earlene J. Thompson.

5. Other than Keith D. Thompson and Earlene J. Thompson none of the beneficiaries of the trust are deceased.

Kyla Klosterman, Trustee

Kyla Klosterman, Affiant

Signed and sworn to (or affirmed) before me on February 20, 2025, by Kyla Klosterman.

Signature of Notary Public

STEVEN E. CARR
Commission Number 713328
My Commission Expires
October 30,2025