Recorded: 11/3/2025 at 8:56:14.0 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: 2025 PG: 2944

Return To: The Watershed LLC, 252 N River St, Manchester, IA 52057
Taxpayer: The Watershed LLC, 252 N River St, Manchester, IA 52057
Preparer: Todd J. Locher, 202 2nd Ave NW, PO Box 7, Farley, IA 52046, Tel: 563-744-3359

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: That part of the North one hundred fifty (150) feet of Lot Sixteen (16) of Ballard's Subdivision of part of Lot I of Iowa Land Company's Subdivision of part of Manchester, Iowa, East of the East bank of the Maquoketa River, excepting an easement of a right-of-way along the West side thereof, according to plat recorded in Book 1 Plats, Page 120.

STATE OF IOWA, COUNTY OF DELAWARE, ss:

I, Diane Kay Ogden, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1 I, along with Eric M. Ogden, are the trustees under the Hughes Memorial Trust to which the above-described real estate was conveyed to the trustee by Diane K. Ogden and Rita M. Engelken, Co-Executors of the Phyllis Josephine Hughes Estate, pursuant to an instrument recorded June 20, 2007, in the office of the Delaware County Recorder in Book 2007, Page 1974.

2 I, along with Eric M. Ogden, are the presently existing trustees under the Trust and we are authorized to transfer above described real estate without any limitation or qualification whatsoever.

3 The Trust is in existence and I, along with Eric M. Ogden, as trustees, are 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 not alive.

5 Form 706, United States Estate Tax return, **IS NOT** required to be filed as a result of the death of the Grantor.

6 An Iowa inheritance tax return is not required to be filed pursuant to section 450.22 subsection 2 and 3.

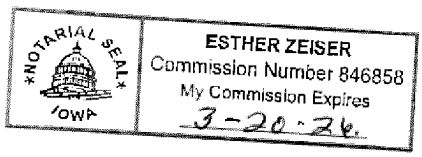
7 The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.

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Diane Kay Ogden, Affiant

Signed and sworn to (or affirmed) before me on October 31, 2025, by Diane Kay Ogden.

Signature of Notary Public



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