Recorded: 12/2/2025 at 11:39:03.0 AM
County Recording Fee: $12.00
Iowa E-Filing Fee: $3.22
Combined Fee: $15.22
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 3269

Preparer/Return to: Charles P. Augustine, 531 Commercial St. Ste. 250, Waterloo, IA 50701, (319) 232-3304
TSC#254903

PURCHASER'S AFFIDAVIT

RE: **See attached Exhibit A.**

STATE OF IOWA, COUNTY OF Delaware, ss:

The undersigned, being first duly sworn (or affirmed) under oath does depose and state that John C. Broghammer and Mary D. Broghammer are purchasers of the real estate described above. The purchasers have relied upon the Affidavit dated November 19, 2025, from **Keven M. Jefferis, as Trustee of the Keven M. Jefferis Trust dated December 20, 2011.** The purchasers have no notice or knowledge of any adverse claims arising out of the execution and recording of the deed from the trustee. This Affidavit is given to establish reliance on the Affidavit referred to above for all purposes contemplated under section 614.14 of the Code of Iowa.

Dated this 1st day of December, 2025

John C. Broghammer

Subscribed and sworn to (or affirmed) before me this 1st day of December, 2025, by John C. Broghammer.

, Notary Public

NATHAN D. LYNCH
Commission Number 781023
My Commission Expires
12-21-25

EXHIBIT A

The North Half of the Northeast Quarter of Section 6, Township 89 North, Range 5, and the Southeast Quarter of the Southeast Quarter of Section 31, Township 90 North, Range 5, all being West of the 5th P.M., Delaware County, Iowa, excepting therefrom that part of the Southeast Quarter of the Southeast Quarter, Section 31, Township 90 North, Range 5, West of the 5th P.M., Delaware County, Iowa, described as: Commencing at the Northeast corner of the Southeast Quarter of the Southeast Quarter and running thence South on the East line of Section 31, 764.00 feet, thence West 318.0 feet, thence North 340.0 feet, thence East 100.0 feet, thence North 424.0 feet to the North line of said Southeast Quarter of the Southeast Quarter, thence East 218.0 feet to beginning.