Recorded: 1/9/2026 at 12:00:29.0 PM
County Recording Fee: $12.00
Iowa E-Filing Fee: $3.00
Combined Fee: $15.00
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 64

Recorded: 8/18/2025 at 2:22:45.0 PM
County Recording Fee: $12.00
Iowa E-Filing Fee: $3.00
Combined Fee: $15.00
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 2199

*The Original Purchaser's Affidavit filed in Book 2025, Page 2199 is being re-recorded to correct the date of which this affidavit relied upon

PURCHASER'S AFFIDAVIT
Recorder's Cover Sheet

Preparer Information: Nathan D. Runde, 2080 Southpark Ct., Dubuque, IA 52003, Tel: 563 582-2926

Taxpayer Information: Gold Rad Holdings LLC, 5638 Irina Court, Dubuque, IA 52002

Return Document To: Gold Rad Holdings LLC, 5638 Irina Court, Dubuque, IA 52002

Grantors: V&R Nelson Family Trust

Grantees: Gold Rad Holdings LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

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PURCHASER'S AFFIDAVIT
(For use with property purchased from an inter vivos trust)

RE: Lot One (1), Block Eight (8), Delhi, Iowa, according to plat recorded in Book A L.D., Pages 128-129

STATE OF IOWA, DELAWARE COUNTY, ss:

I, Ashley Radabaugh, Member of Gold Rad Holdings LLC, being first duly sworn (or affirmed) under oath depose and state that I am the purchaser of the real estate described above. The purchaser has relied upon the Affidavit dated ~~August 15, 2025~~ *August 11, 2025 from Vyron Nelson & Roberta Nelson, co- trustees of the V&R Nelson Family Trust. The purchaser has 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 Iowa Code Section 614.14.

Dated 8/15/25.

Ashley Radabaugh

Ashley Radabaugh, Member
Gold Rad Holdings LLC, Affiant

Signed and sworn to (or affirmed) before me on August 15th, by Ashley Radabaugh, Member, Gold Rad Holdings LLC.

Michael Hobson

Signature of Notary Public

MICHAEL HOBSON
Commission Number 788866
My Commission Expires
4-13-28

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