Recorded: 9/16/2026 at 10:19:18.0 AM
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: 2713

INDIVIDUAL TRUSTEE'S AFFIDAVIT
Recorder's Cover Sheet

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

Taxpayer Information: Olivia Nagel & John Nagel, 2214 185th Ave., Manchester, IA 52057

Return Document To: Olivia Nagel & John Nagel, 2214 185th Ave., Manchester, IA 52057

Grantors: Dureen D. Neppl as trustee of Dureen D. Neppl Revocable Trust dated April 13, 2026

Grantees: Olivia Nagel and John Nagel

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

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INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: That part of the North sixty (60) acres of the Northeast Fractional Quarter (NEfr1/4) of Section Four (4), Township Eighty Eight (88) North, Range Five (5), West of the Fifth P.M. described as the North one hundred fifty (150.0) feet of the South three hundred (300.0) feet of the North nine hundred sixty one and eight-tenths (961.8) feet of the West one hundred twenty (120.0) feet of that part of the Northwest Fractional Quarter (NWfr1/4) of the Northeast Quarter (NE1/4) of said Section Four (4) lying South and East of the County Road right-of-way lines.

STATE OF IOWA, COUNTY OF Delaware, ss: [redacted]

I, Dureen D. Neppl, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1 I am the trustee under the Dureen D. Neppl Revocable Trust dated April 13, 2026, to which the above-described real estate was conveyed to the trustee by Dureen D. Neppl, a Single Person, pursuant to an instrument recorded April 14, 2026, in the office of the Delaware County Recorder in Book 2026 Page 890; Document No. 2026 890.

2 I am the presently existing trustee under the Trust and I am authorized to to sign any and all real estate documents for the sale of the property referred to above 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 The grantor of the trust is alive.

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

Dureen D. Neppl, Affiant

Signed and sworn to (or affirmed) before me on September 15, 2026 by Dureen D. Neppl.

NOTARIAL SEAL IOWA
SUSAN K MEYER
Commission Number 798639
My Commission Expires
August 9 2028

Susan K Meyer
Signature of Notary Public

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