

December 1, 2025

ATTORNEY'S PLATTING OPINION

Story County Treasurer
900 6th Street
Nevada, Iowa 50201

Re: Pudenz Estates

To Whom it May Concern:

This will certify that I have examined the Abstract of Title for the real property described in Exhibit A.

This opinion is prepared for use in connection with the platting of property described above, said property to be known as Pudenz Estates. Said opinion may be relied upon by all parties intending to benefit from this opinion, as prescribed in Iowa Code Chapter 354.

For purposes of rendering this opinion we have examined Abstract No. 2511172104 by Story County Abstract & Title Services from Root of Title, containing 29 Entries, as continued to November 17, 2025, at 8:00 a.m. Our opinion covers only matters applying herein to that date based on the Iowa Title Standards and the laws of the State of Iowa.

Based on our examination of the Abstract of Title, we find good and merchantable title is vested of record in Dean Osterhout as Trustee of the MARILYN M. OSTERHOUT TRUST dated October 22, 2019, subject, however, to the following comments and objections:

1. **MORTGAGE**. At Entry No. 21 of Abstract No. 2511172104 it shows a Construction Mortgage for \$1,250,000.00 by Dean Osterhout as Trustee of the MARILYN M. OSTERHOUT TRUST to South Story Bank & Trust dated February 14, 2025 and recorded February 14, 2025 as Instrument No. 25-01048 in Story County Recorder's Office.

2. **REAL ESTATE TAXES**. At Entry No. 28 of Abstract No. 2511172104 it shows:

Parcel No.: 13-08-300-340 for fiscal year beginning 7/1/2024 and ending 6/30/2025:

First half: \$209.00 PAID

Second half: \$209.00 UNPAID, but not delinquent

No special assessments

You are advised that the abstractor has conducted all necessary searches against the titleholders and all prior titleholders and has found nothing except as otherwise set out herein.

We hereby certify that the property described herein is free from encumbrances, other than set forth in this opinion and that this opinion may be relied upon by the Story County Treasurer and such other governmental agencies for purposes of submittal of the Pudenz Estates final plat.

Respectfully Submitted,

BRICK GENTRY, P.C.

By: 
Erin M. Clanton, for the Firm

Exhibit A

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 82 NORTH, RANGE 24 WEST OF THE 5TH P.M., STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 8; THENCE S89°57'35"E (ASSUMED BEARING) ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 821.84 FEET TO THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF THE CHICAGO & NORTH WESTERN RAILROAD (NOW ABANDONED) BEING THE POINT OF BEGINNING; THENCE N10°17'43"E ON SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1129.38 FEET TO A POINT OF TANGENCY; THENCE ON A HORIZONTAL CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 5679.48 FEET, A CHORD BEARING OF N10°56'20"E, A CHORD LENGTH OF 210.92 FEET, AN ARC LENGTH OF 210.93 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8; THENCE N89°53'29"E ON SAID NORTH LINE, A DISTANCE OF 267.70 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE S00°11'35"E ON THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1319.16 FEET TO SAID SOUTH LINE OF THE SOUTHWEST QUARTER; THENCE N89°57'35"W ON SAID SOUTH LINE, A DISTANCE OF 514.01 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 11.87 ACRES, MORE OR LESS.